



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Email: onlineapps@pkc.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100739762-002

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☒ Applicant ☐ Agent

Applicant Details

Please enter Applicant details

Title: You must enter a Building Name or Number, or both: *

Other Title: Building Name:

First Name: * Building Number:

Last Name: * Address 1 (Street): *

Company/Organisation Address 2:

Telephone Number: * Town/City: *

Extension Number: Country: *

Mobile Number: Postcode: *

Fax Number:

Email Address: *

Site Address Details

Planning Authority:

Perth and Kinross Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Land 25 Metres North of 59 King Street, Crieff, PH7 3HB

Northing

721477

Easting

286240

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Erection of place of worship (Class 10), formation of car park and associated works

Type of Application

What type of application did you submit to the planning authority? *



Application for planning permission (including householder application but excluding application to work minerals).



Application for planning permission in principle.



Further application.



Application for approval of matters specified in conditions.

What does your review relate to? *

- ☐ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☒ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

See supporting document

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Appeal Statement

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

25/01159/FLL

What date was the application submitted to the planning authority? *

30/07/2025

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☐ Yes ☐ No ☒ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☐ Yes ☒ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Mark Jones

Declaration Date: 15/01/2026

Fee Exemption Reason

I used the fee calculator and my application / request for local review / appeal is not subject to fee

Planning Appeal Submission

Application Reference: 25/01159/FLL

Site: Land 25m North of 59 King Street, Crieff

Appellant: Mark Jones

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1. Planning Appeal Form
2. Appeal Statement
3. Supporting Statement

Appellant Details

Name: Mark Jones

Local Authority

Perth & Kinross Council

Application Reference

25/01159/FLL

Site Address

Land 25 Metres North of 59 King Street, Crieff, PH7 3HB

Description

Erection of place of worship (Class 10), formation of car park and associated works

Date Validated

30 September 2025

Deadline

30 November 2025

Reason

Failure to determine application in time with no extension agreed

Appeal Statement

1. Introduction

This appeal is submitted due to the failure of Perth & Kinross Council to determine the above application within the statutory period, and in the absence of any extension of time being agreed. The appellant therefore exercises their right to seek determination by the Local Review Body.

This statement sets out the planning merits of the proposal and responds to the key issues raised during the application process.

2. Summary of the Proposal

The application seeks permission for a modest, purpose-built Kingdom Hall to serve the local congregation in Crieff. The building has been designed to be:

- Proportionate to the needs of its users
- Accessible and inclusive
- Simple, modern, and respectful in appearance
- Energy efficient and low-impact
- Sensitively integrated into its surroundings

The proposal also includes a small associated parking area and landscaping enhancements.

3. Public Response

The application generated numerous positive representations, highlighting:

- Local support for a new, accessible place of worship
- The modest and appropriate nature of the building
- Benefits to community cohesion and wellbeing

Supportive comments consistently emphasised that the development would be a welcome community asset and would not detract from the character of the area.

4. Response to Conservation Comments

The Council's Conservation Officer raised concerns, suggesting a preference for a three-storey traditional-style building on the site.

The appellant respectfully submits that these expectations are not proportionate, not policy-driven, and not reflective of the operational realities of a modern, small-scale place of worship. Key points include:

4.1 Functional and Operational Requirements

A three-storey structure is unnecessary and unsuitable for a congregation of this scale. The facility is intended to:

- Provide level, step-free access
- Deliver an intimate, single-storey worship space
- Meet modern space standards without excessive height or bulk

Introducing additional storeys would hinder accessibility, complicate circulation, and create space that is neither required nor efficient.

4.2 Character and Townscape

Crieff does not require — nor is there policy support for — the introduction of large, ornate, ecclesiastical buildings unrelated to current community needs. The proposed building:

- Is modest and human-scaled
- Sits comfortably within the surrounding built form
- Avoids unnecessary visual dominance
- Presents a clean, contemporary civic presence appropriate for its use

4.3 Policy and Proportionality

National and local planning policy encourages:

- Sustainable building design
- Proportionate responses to context
- Provision of community facilities
- Accessibility and inclusivity

No policy mandates that places of worship should adopt historicist or multi-storey forms. Conservation guidance must be applied proportionately and with regard to the nature of the development, not personal architectural preference.

The conservation comments do not identify specific heritage harm, only a difference in stylistic expectation. Planning decisions must be based on material impacts, not aesthetics alone.

5. Planning Merits of the Proposal

The proposal is fully compliant with the key aims of local and national planning policy by:

- Providing essential community infrastructure of an appropriate scale
- Enhancing accessibility for all users
- Delivering a modest, low-impact building with minimal landscape or townscape intrusion
- Ensuring no adverse effects on neighbouring amenity, traffic, or heritage assets
- Replacing outdated expectations of ecclesiastical architecture with modern, functional design

The design approach is reasonable, justified, and aligned with contemporary standards for community buildings.

6. Conclusion

The proposal represents a well-considered, proportionate, and community-focused development that has attracted strong local support and complies fully with planning policy. No material planning harm has been identified that would justify refusal.

Given:

- The clear community need,
- The strong planning merits, and
- The absence of a decision within statutory timescales,

the appellant respectfully requests that the Reporter allows this appeal and grants planning permission.

Appeal Against Non-Determination

Supporting Statement – Kingdom Hall, Crieff

1. Introduction

This supporting statement has been prepared in connection with the above proposal for a modest, purpose-built place of worship.

2. Background and Need

Crieff currently lacks a suitably accessible, comfortable, and efficient Kingdom Hall.

3. Design Approach

The design intentionally follows a modest, respectful, and contemporary approach.

4. Conservation Comments

The conservation objection appears to be based not on demonstrable harm but on aspirational preference.

5. Community Benefit

The new Kingdom Hall will meet a clear, identified local need.

6. Conclusion

The proposal represents a justified and necessary community facility.



Outlook

Re: 59 King Street, Crieff 25/01159/FLL

From FRProjectsA [REDACTED]**Date** Tue 2026-01-13 14:05**To** Andy Baxter [REDACTED]

CAUTION: This email originated from an external organisation. Do not follow guidance, click links, or open attachments unless you have verified the sender and know the content is safe.

Hi Andy,

Based on your comments that it won't change anything, we decided to leave you to determine it. (See previous email of 29th Dec).

Thanks for your help.

Regards
Mark

On Tue, 13 Jan 2026 at 11:30, Andy Baxter [REDACTED] wrote:

Hello Mark,

I was under the impression that you were looking to upload some amendments, and it was those that you wished to have determined? Is that isn't the case, and you wish the plans as initially lodged to be determined, than I can finalise the report today for you.

Let me know what the position is.

Cheers,

Andy

From: FRProjectsA [REDACTED]
Sent: 09 January 2026 11:04
To: Andy Baxter <[REDACTED]>
Subject: Re: 59 King Street, Crieff 25/01159/FLL

CAUTION: This email originated from an external organisation. Do not follow guidance, click links, or open attachments unless you have verified the sender and know the content is safe.

Good morning Andy,

I wonder if you could provide an update on the status of the planning application. We're under pressure from the seller to move forward either way. I note that we have the right to move straight to appeal, based on no time extension being requested however, we would much prefer a report written up by you. If you could let us know today, that would be very helpful. If that's not possible, we will look to request the appeal on Monday.

Kind Regards

Mark Jones

On Mon, 29 Dec 2025 at 14:48, FRProjectsA <[REDACTED]> wrote:

Hi Andy,

Following our previous discussions, could we please ask for the application to be determined as soon as possible?

Kind Regards

Mark Jones
[REDACTED]

On Mon, 22 Dec 2025 at 10:10, FRProjectsA <[REDACTED]> wrote:

Thanks Andy. We'll submit the updated plans as soon as possible, I'll drop you an email aswell when they hit the Portal.

Kind Regards

Mark Jones

On Mon, 22 Dec 2025 at 09:49, Andy Baxter <[REDACTED]> wrote:

Ok – I think the end outcome will probably remain the same, however if you wish to lodge amended plans (which might be an improvement) then I'm happy for you to do that. I'll double check the roads position shortly for you, so that is also covered in any amended plans.

Cheers,

Andy

From: FRProjectsA <[REDACTED]>
Sent: 22 December 2025 09:47
To: Andy Baxter <[REDACTED]>
Subject: Re: 59 King Street, Crieff 25/01159/FLL

CAUTION: This email originated from an external organisation. Do not follow guidance, click links, or open attachments unless you have verified the sender and know the content is safe.

Hi Andy,

Thank you for your swift response. Would it be possible for us to amend the elevations and material finishes before the report is finalised? This would allow us to better highlight the conservation features at least.

I also note that, to date, there hasn't been a request to extend the determination deadline. We should be able to send updated drawings over the holiday period if that works for you.

Additionally, have Transport provided feedback on our amended plan? We'd like to avoid a review based on a design we're willing to adjust.

Thanks again for your help on this—really appreciate your support.

Kind Regards

Mark Jones

On Mon, 22 Dec 2025 at 09:26, Andy Baxter [REDACTED] wrote:

Thanks Mark,

I understand your position in terms of other developers coming on board, and I can refer to that in my report of handling but the application will be recommended for refusal I'm afraid – but you will have an option of a review of that decision at the LRB, which is what we discussed. The reasons for refusal will be narrow, and linked not to the land use but the design and the impact on the Conservation Area.

Hope this clarifies our position.

Andy

From: FRProjectsA [REDACTED]
Sent: 19 December 2025 12:42
To: Andy Baxter [REDACTED]
Subject: Re: 59 King Street, Crieff 25/01159/FLL

CAUTION: This email originated from an external organisation. Do not follow guidance, click links, or open attachments unless you have verified the sender and know the content is safe.

Dear Andy,

I hope you're well.

Following discussions with the Charity, our design team, and the landowner at Kings Street, we have worked hard to address the conservation team's concerns and are prepared to make meaningful amendments to the proposed building.

While we are unable to deliver a two- or three-storey property on the site at this time, we can reduce the size of the Kingdom Hall slightly. This adjustment is required in order to help us finance the uplift in material costs required to meet conservation standards, while ensuring the design remains sympathetic to its surroundings. Additionally, this approach would leave space for a potential future development plot at the front corner of the site, which could be

marketed as an opportunity for others to deliver a property that aligns with conservation priorities.

At this stage, we respectfully request that the application be determined, ideally in favour, subject to conditions relating to conservation features and materials, which we are happy to agree collaboratively. This approach would allow us to move forward while maintaining the integrity of the conservation objectives.

Unfortunately, the current option agreement with the seller does not allow for an extended timeframe, and he is unwilling to grant an open-ended extension. If we already owned the site, we would have greater flexibility to negotiate further refinements; however, time is now a critical factor in keeping the deal viable.

To demonstrate our commitment, we have prepared a concept showing potential adjustments to make the building more in keeping with the single-storey property opposite the site. We are striving to balance the seller's expectations, the planning team's requirements, and the conservation priorities, and believe this proposal represents a fair and practical solution. If amended drawings would assist this, we can provide these ready for your review on your return from the holidays.

Your support in progressing this application would be greatly appreciated, and I would welcome your thoughts on the above at your earliest convenience.



Kind Regards

Mark Jones

On Thu, 11 Dec 2025 at 10:17, Andy Baxter [REDACTED] wrote:

Hi Mark,

10 is grand, I do have a meeting just before 11 but I think we can go over the issues fairly quickly.

Cheers,

Andy

From: FRProjectsA [REDACTED]
Sent: 11 December 2025 10:16
To: Andy Baxter [REDACTED]
Subject: Re: 59 King Street, Crieff 25/01159/FLL

CAUTION: This email originated from an external organisation. Do not follow guidance, click links, or open attachments unless you have verified the sender and know the content is safe.

Good morning Andy,

Thank you for your response, I appreciate the opportunity to discuss the proposal. Tomorrow would be great, I also have a clear diary. Can I suggest 10:00am? Please use the link below to join

[59 King Street, Crieff 25/01159/FLL | Meeting-Join | Microsoft Teams](#)

Kind Regards
Mark Jones

On Thu, 11 Dec 2025 at 07:22, Andy Baxter [REDACTED] wrote:

Hello,

The Council is keen to get this site re-developed also, but we do need to make sure that the character and appearance of the Conservation Area is protected. I have a pretty much clear day tomorrow, and happy to have a teams call to go over Jody's comments if that would be helpful.

If that isn't convenient, then Monday would also be OK.

Cheers,

Andy

From: FRProjectsA <[REDACTED]>
Sent: 09 December 2025 14:26
To: Andy Baxter <[REDACTED]>
Subject: Re: 59 King Street, Crieff 25/01159/FLL

CAUTION: This email originated from an external organisation. Do not follow guidance, click links, or open attachments unless you have verified the sender and know the content is safe.

Good afternoon Andy,

Thank you for your email. While it is disappointing to receive this response at such a late stage and beyond the determination period, I appreciate the gesture of offering a free resubmission.

Before making any decision to withdraw, I will need to consult with our clients. As a charity, they must ensure the correct steps are taken in line with funding requirements and governance.

Would you be available for a brief meeting to discuss how we might move forward with the proposal? You mentioned concerns regarding the scale of the development, which is an important consideration for us. While we can explore adjustments to the proposed building, I want to emphasise that we are not developers seeking to maximise the site with housing or retail. Our aim is to deliver a solution that meets our needs while improving what could otherwise remain an unsightly plot—a potential detriment to the conservation area.

We are keen to work collaboratively to achieve an outcome that benefits both the community and the site. Please let me know your availability for a discussion.

Kind Regards

Mark Jones
[REDACTED]

On Mon, 8 Dec 2025 at 13:57, Andy Baxter <[REDACTED]> wrote:

Our Ref – 25/01159/FLL

Dear Mark

Erection of place of worship (Class 10), formation of car park and associated works @ Land 25 Metres North Of 59 King Street, Crieff, PH7 3HB

I refer to the above and attach comments which have been received from my colleague in the Conservation Team which are self-explanatory.

Whilst the principle of the proposed land use is not necessary considered to be inappropriate in this location, the scale of the proposed building, its general design and appearance, use of non-traditional external materials, and its location on the site - are all far from ideal for a development in this very sensitive location and collectively these issues would result in an awkward development which would not preserve or enhance the character or appearance of the Conservation Area. I'm not aware of any pre-application enquiry relating to this proposal, which is slightly unusual considering what is proposed and the sensitive nature of the site and this is unfortunate as this would have highlighted all of these issues at an early stage.

Whilst I'm more than happy to review any proposed amendments and discuss these with the Conservation Team, at the moment I'm not able to support the proposal as it's been submitted and would ask you to withdraw the current application with a view of working on an amended scheme which aims to address the key points which have been raised within the attached comments. It would be very likely that the level of required amendments to bring the application to a position where support might be forthcoming would be material changes from what is currently presented.

If you can please discuss this with your client, and confirm your agreement to a withdrawal with a view of looking at other options and a resubmission (FOC)- that'll be much appreciated.

Many thanks

Andy Baxter

Planning Officer (Local Developments)

Development Management

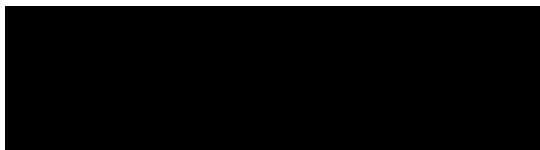
Economy, Development and Planning

Perth & Kinross Council

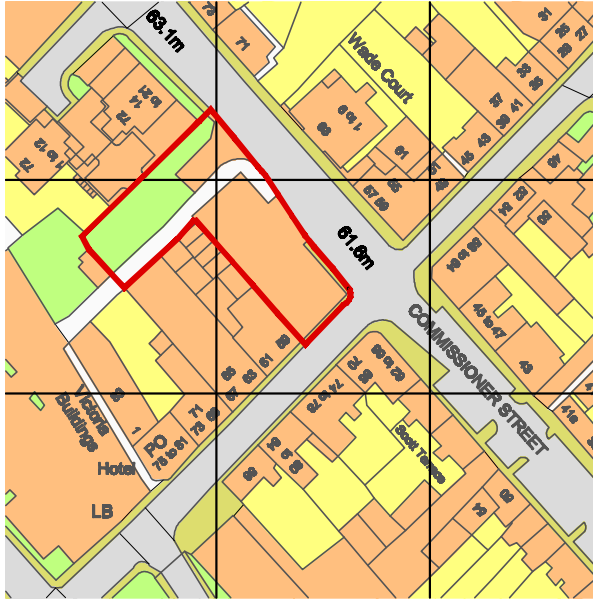
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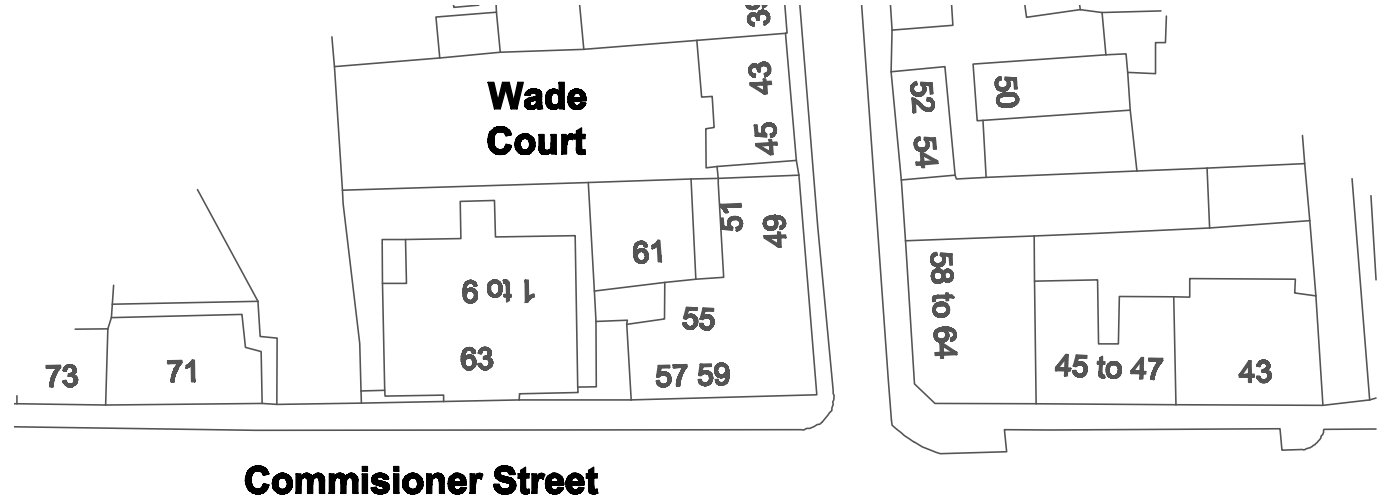
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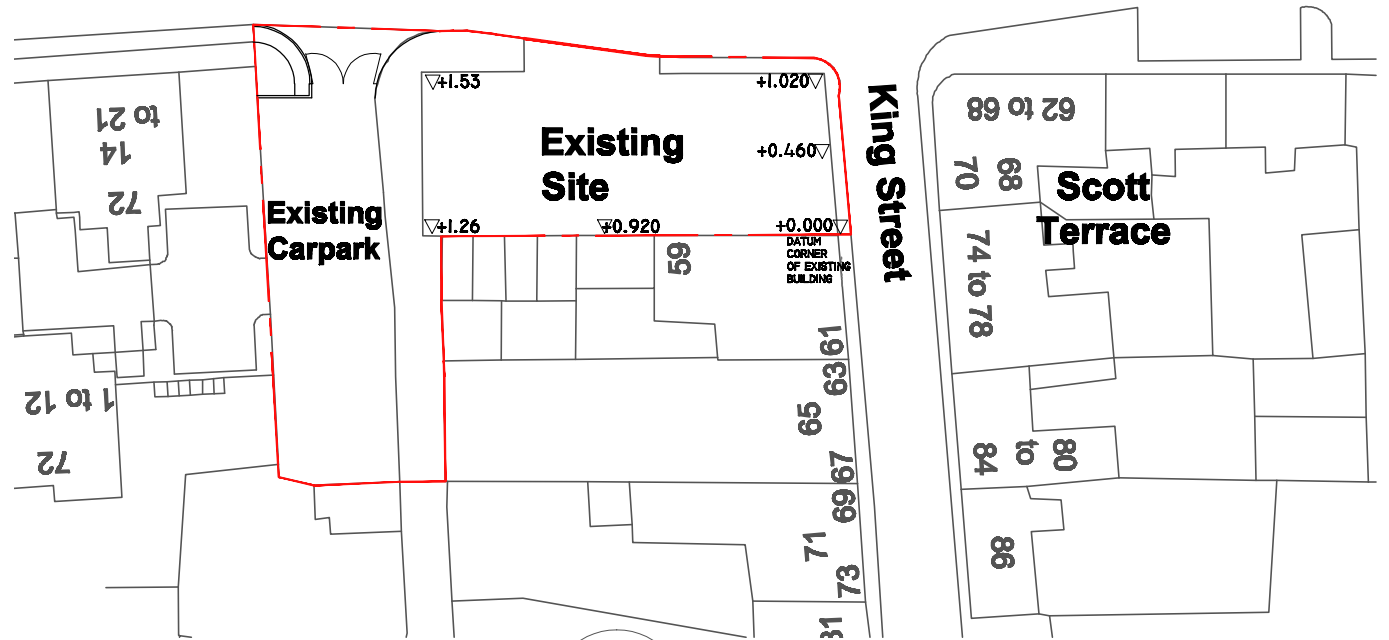
Click below to complete the survey from
1 of October 2025 to 9 January 2026.



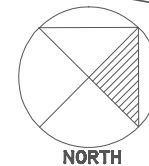
LOCATION PLAN
SCALE 1:1250



Commisioner Street



EXISTING SITE LAYOUT
SCALE 1:500



■ FURTHER SCALE BAR & NORTH POINT ADDED, BOUNDARY LINE ALTERED TO MATCH, PRELIMINARY LEVELS REVIEWED
 A SCALE BAR ADDED, BOUNDARY LINE ALTERED TO MATCH, PRELIMINARY LEVELS REVIEWED
 REVISED: 18.07.2025

Visibility
Splay 43m

Visibility
Splay 43m

new asphalt
footpath

COMMISSIONER STREET

PROPOSED
PLANTING

PROPOSED
SLIDING GATE

monoblock
paving
covering up
to the first
standard
car parking
space

Footpath -
Right of Way
to Public
Carpark

UPGRADE
EXISTING
FOOTPATH

SITE
BOUNDARY

PLANTING

LANDSCAPING

500mm HIGH
Timber rail
fencing around
the perimeter of
the site

king street

DATUM
CORNER OF
EXISTING
BUILDING

PROPOSED
CARPARK
3no. Accessible
spaces
10 parking
spaces
(area
496m²)

monoblock paving
Bike Storage Shed

SITE
BOUNDARY

59

61

63

67

65

67



PROPOSED SITE LAYOUT
SCALE 1:200



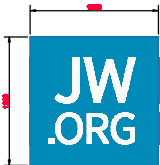
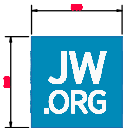
C	ADDED GATE, BIKE STORAGE	05.11.25
B	LEVELS ADDED TO CARPARK	14.08.25
A	SCALE BAR ADDED, BOUNDARY ALTERED, ELECTRIC MESH RELOCATED	26.08.25
REV	REVISION	REV DATE

EXTERNAL SIGNAGE

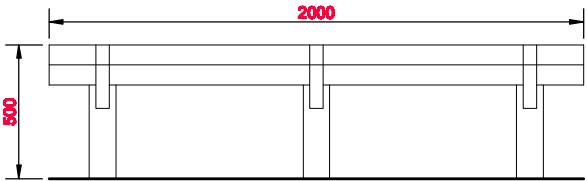
RENDER BACKGROUND

SIGN DETAILS (non-illuminated)
JW.ORG Panel:
Powder coated aluminium tray, 50mm depth.
Colour Blue RAL 5015
White vinyl lettering applied to face, Helvetica regular typeface.
Colour White RAL 9016

Kingdom Hall sign:
Powder coated aluminium individual letters.
Colour Dark Grey RAL 7011.
Helvetica regular typeface.

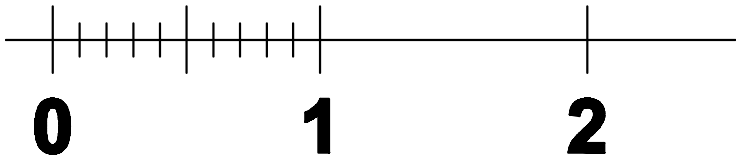


Max size not requiring planning permission



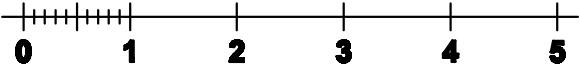
TIMBER RAIL PERIMETRE FENCE

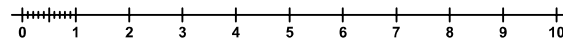
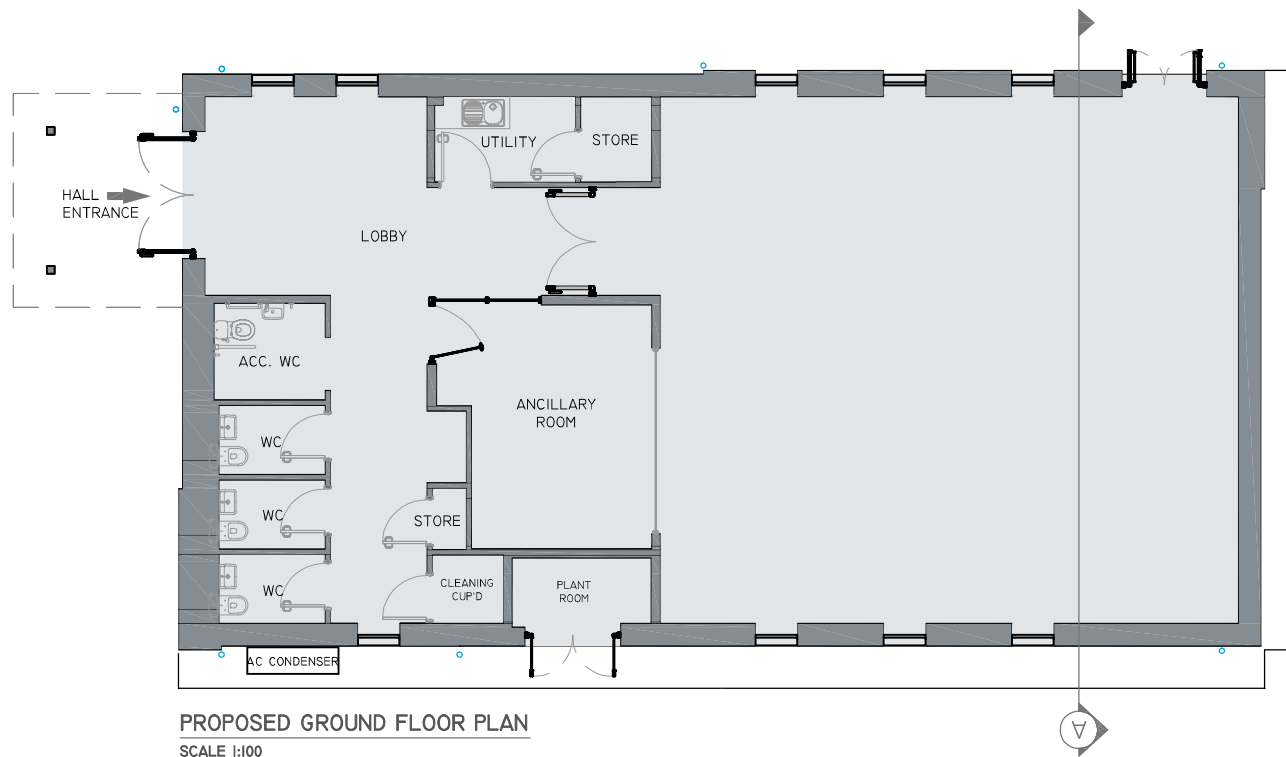
SCALE 1:20



SIGNAGE SCHEDULE

SCALE 1:50





AREA SCHEDULE	
GROSS INTERNAL AREA	280 SQ.M.
GROSS EXTERNAL AREA	302 SQ.M.
NOTE: INTERNAL LAYOUT INDICATIVE	

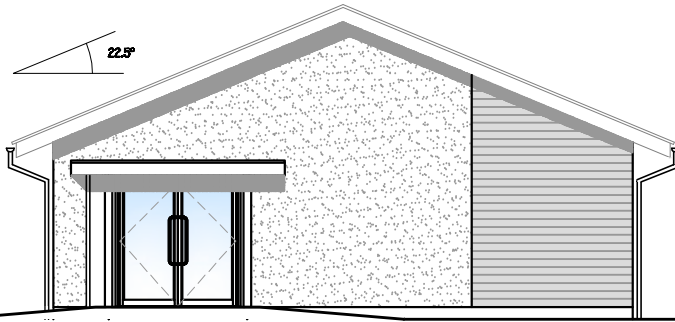
REV	REVISION	REV DATE	DRAWN
A	Scale bar added & ancillary room moved to correct location	20/06/2025	...

5680 RIDGE

22.5°

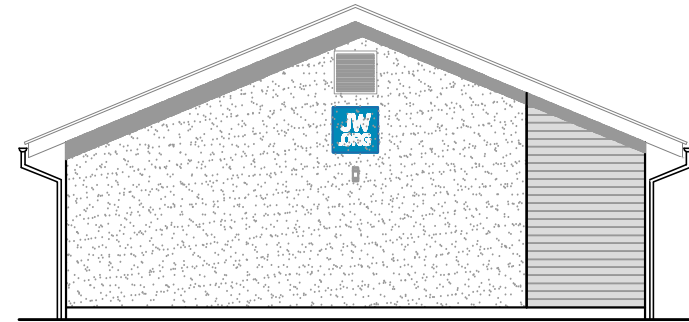
2795 EAVES

000 FFL



PROPOSED WEST ELEVATION

SCALE 1:100



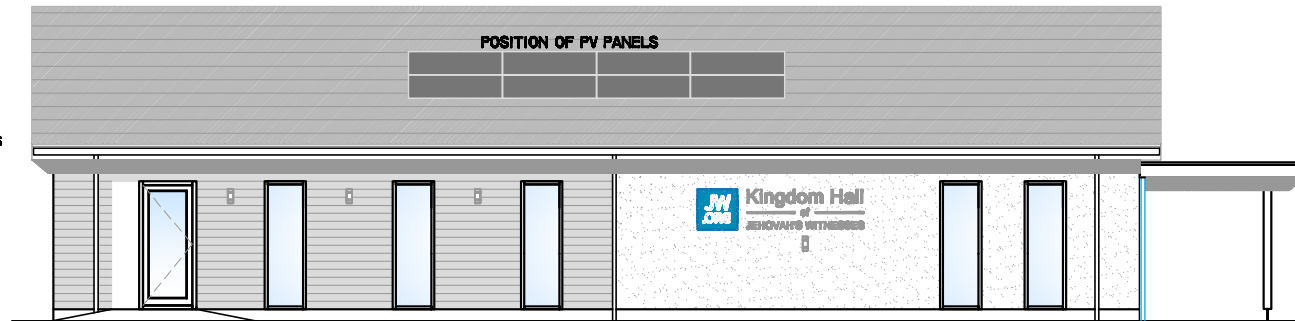
PROPOSED EAST ELEVATION

SCALE 1:100

5680 RIDGE

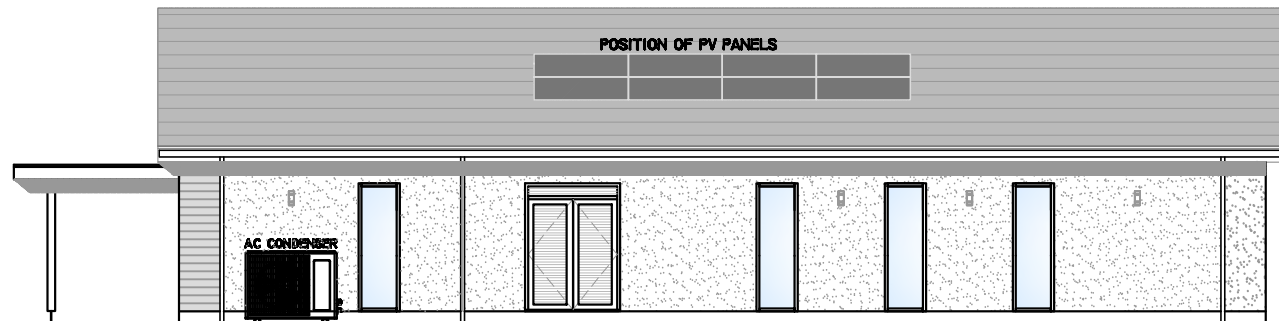
2795 EAVES

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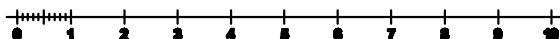
PROPOSED NORTH ELEVATION

SCALE 1:100



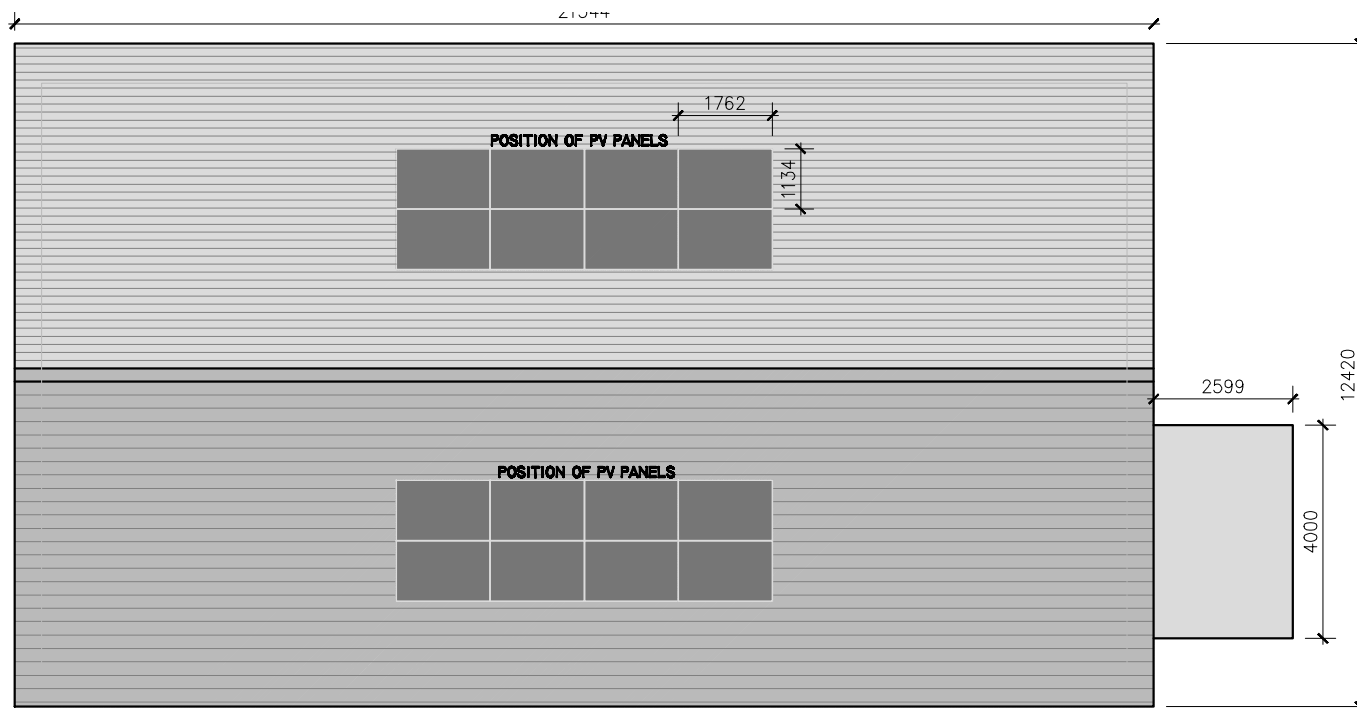
PROPOSED SOUTH ELEVATION

SCALE 1:100



PROPOSED MATERIALS

ROOF	CONCRETE INTERLOCKING TILES; COLOUR STEEL GREY
FASCIAS AND RAINWATER GOODS	UPVC; COLOUR BLACK
SOFFITS	UPVC; COLOUR WHITE
WALLS	RENDER; COLOUR WHITE CEMENT BOARD CLADDING; COLOUR GREY
WINDOWS & DOORS	ALUMINIUM; COLOUR ANTHRACITE

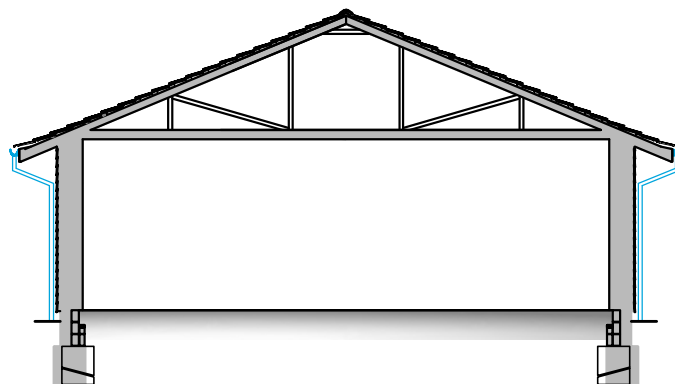


PROPOSED ROOF PLAN
SCALE 1:100

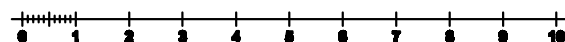
5680 RIDGE

2795 EAVES

000 FFL



PROPOSED SECTION A-A
SCALE 1:100



A	Scale bar added	11/08/2025	-
REV	REVISION	REV DATE	SIGNATURE

DESIGN & ACCESS STATEMENT

PROPOSED PLACE OF WORSHIP

57 King Street, Crieff, PH7 3HB

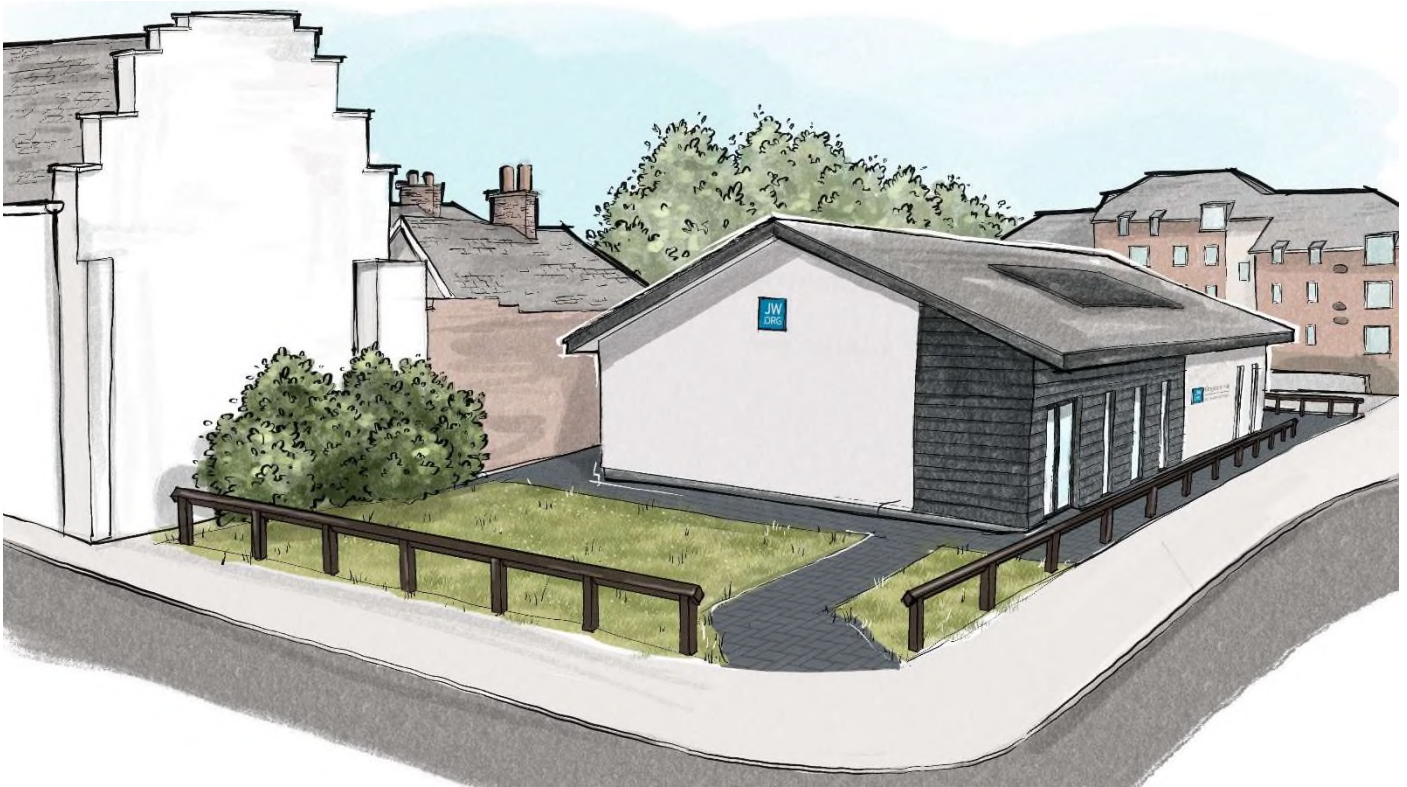


IMAGE 1 – Artist impression of Kingdom Hall building.

1.0 BACKGROUND INFORMATION

This Design and Access Statement has been prepared in support of a detailed Planning Application for a proposed new build place of worship and religious education should be read in conjunction with the Planning Application drawings and other supporting documents. The applicant/agent is the Local Design and Construction Department of Jehovah's Witnesses – Britain Branch. The site is located at 57 King Street, Crieff PH7 3HB and was formerly the site of the Strathearn Hotel and extends to approximately 0.33 acres. The site is currently up for sale by the owner.

The new proposals include the erection of a new Kingdom Hall building (110 person capacity) that meets modern standards for energy efficiency, space, layout, amenities, and comfort for teaching, learning and worship. Site works to refurbish the adjacent car parking area and new landscaping/planting areas. The new Kingdom Hall building is open to all members of the public. The building may also be used less frequently for weddings, funerals and meeting of trustees. The new building will be formed from a block cavity wall construction and finished principally with modern brick and render with areas of fibre cement cladding and a pitched concrete tile roof. The building will stand independently within the boundary of the site and introduce a new area of soft landscaping and planting between the building and King Street.

DEVELOPMENT HISTORY – Planning permission was approved in 2011 for a partial demolition and redevelopment to residential use (20 No. flats). (07/01340/FLL)

Planning permission was approved for the demolition of the entire building in 2021 due its deteriorating condition and danger to the public. (21/00343/CON)

Planning permission was also granted in 2021 for landscaping works for a temporary period. (21/00399/FLL)

2.0 SITE AND CONTEXT APPRAISAL

The site sits within the Crieff Conservation Area and the designated area 'Town and Neighbourhood Centre'. This area of the town is included in the 18th and early 19th century expansion phase out from the town centre, with planned, wide streets and designed terraces and groups of residential buildings. The Crieff Conservation Area Appraisal document highlights two Category B listed buildings in close proximity to the site, directly opposite the site on the north-west corner of King Street is a three storey building with a domed corner turret and a round arched first floor window with an Art Nouveau iron balcony and across the road on the adjacent corner is a Victorian shop front of "exceptional merit". A view of these two corner buildings can be enjoyed while travelling up King Street towards the town centre, the removal of the hotel building has improved the view of these buildings.

The site is defined by two main areas, the north western section was previously used as a carpark with a compressed gravel surface. The boundaries are formed from brick walls and railings down the sides, trees and bushes to the rear with the front mainly open to Commissioner Street. The second area sits to the south east forming a corner plot where the original hotel building was situated. The two site areas are split by a public right of way which leads to the public carpark off Union Terrace. With the building now demolished the site is currently covered with grass, gravel and some low level planting, the south western boundary is formed by the end gable of a neighbouring building that faces onto King Street with a stone wall that varies in height, running along the back of the site to the public footpath. Beyond this site boundary are a row of three story stone built houses with slate roofs and pedimented stone gables to the front, overlooking Union Terrace carpark. The end gable wall is 2 and a half storeys high and has been consolidated with a new concrete block wall finished in render. The rest of the site boundaries with King Street and Commissioner Street and is currently open.

The site is surrounded by a variety of buildings, along Commissioner Street there are two large modern residential developments finished with render, stone, and slate roofs. There are also older smaller single storey terraced houses with predominantly stone walls, timber windows, doors, slate and concrete tiled roofs.



IMAGE 2 – View of site currently (Google image).

3.0 IDENTIFICATION OF THE DESIGN PRINCIPLES

These proposals have taken into consideration the Policies and guidance found within the Adopted Local Development Plan 2 and National Planning Framework (NPF4) and associated Supplementary Guidance. For example, Policy 1: Place making, endeavouring to contribute positively to the quality of the surrounding built and natural environment. Policy 28: Conservation Areas, development must preserve or enhance its character or appearance.

4.0 THE DESIGN SOLUTION

Kingdom Halls are generally based on a standardised design approach that stems from their principal function as a meeting place to learn and worship, they are designed to be modest simple buildings while being recognisable as a place of worship. A modern palette of materials are proposed, white render, grey brick, grey Cedral board cladding and anthracite aluminium windows and doors, to provide a simple and contemporary building.

The building has been positioned back from King Street to leave the corner open and remove any visual interference with the existing listed buildings. The plant room access doors have been arranged to the south-west boundary so that they benefit from the visual screening of the existing stone building wall. The form and height of the proposed building will reflect the existing buildings to the rear of the site and some of the terraced dwellings further down Commissioner Street. The pitched roof will be similar in appearance to many of the surrounding buildings however, as the proposed building is single storey it will not interfere with the roof scape or cause any overshadowing.

The existing stone boundary wall will be picked and pointed in lime mortar with stone replacements provided where necessary. The existing carpark area will be retained and refurbished with new painted steel gates, block paving and gravel.

The materials for the new building have been chosen to present a high quality finish that is smart in appearance and durable and will provide a positive contribution to the overall appearance of the area. The concrete tile is used on some of the buildings in the area and the grey colour proposed will link with some of the newer and older slate roofs. The render finish can be found on a number of the buildings in the area particularly the more modern residential buildings on Commissioner Street, with some areas match the proposed white colour. The proposed anthracite coloured PPC aluminium windows and doors will contribute to the quality finish and appearance of the proposed new building. The proposed grey fibre cement cladding boards will bring a contemporary touch to the new building.

The new building will be built to the current Technical Standards therefore ensuring a high level of insulation and air tightness coupled with ASHP, MVHR and PV panel systems, ensuring no direct emissions at source and reducing the energy demand of the building to low or 'nearly zero' levels. Additionally, all Kingdom Halls have a thorough yearly maintenance regime which covers all aspect of the buildings fabric, mechanical and electrical systems helping to ensure energy efficiency is maintained long term.

5.0 ACCESS STATEMENT

To enhance the accessibility to the new hall there will be level access at the main entrance with the block paved areas graded up as required. The main entrance doors are positioned facing the public right of way and existing carpark to enable quiet, safe and easy access for those attending the Hall, this will also provide a milling area outside the doors. Additionally, siting the entrance here will also prevent people spilling out onto the narrow pavements of King Street thereby increasing the safety of attendees. The location of this place of worship also enables members of the public to walk and cycle there. It is within close range of public transport facilities (The number 45 bus stop is within a few hundred meters of the site) encouraging reduced car usage to the site and subsequently reducing the carbon footprint. The footpath by the hall directly access Union Street carpark thereby reducing traffic outside the proposed Hall building.

The internal layout of the building is designed for ease of movement by all users and includes two types of space, auditorium and ancillary areas, which include toilet facilities. Separate baby changing & feeding facilities, a fully accessible WC, and a public address system & loop system are all to be included to cater for the various needs of the meeting hall's users.

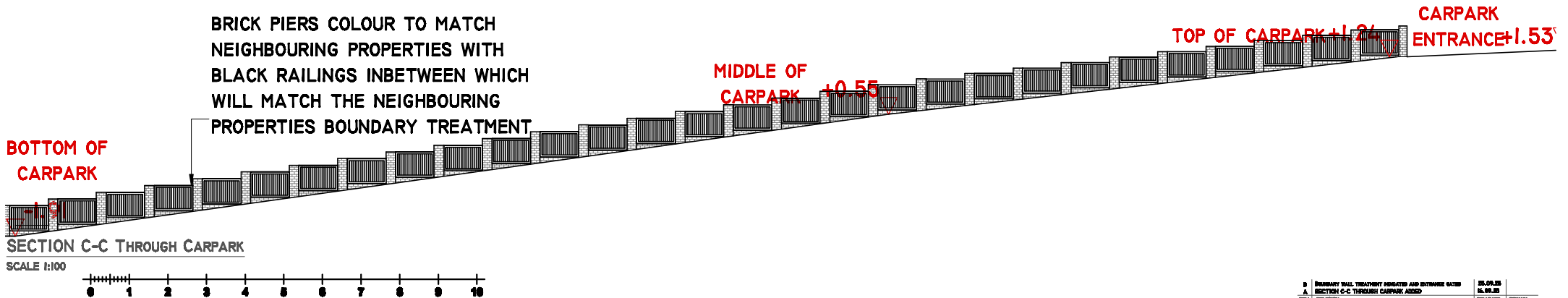
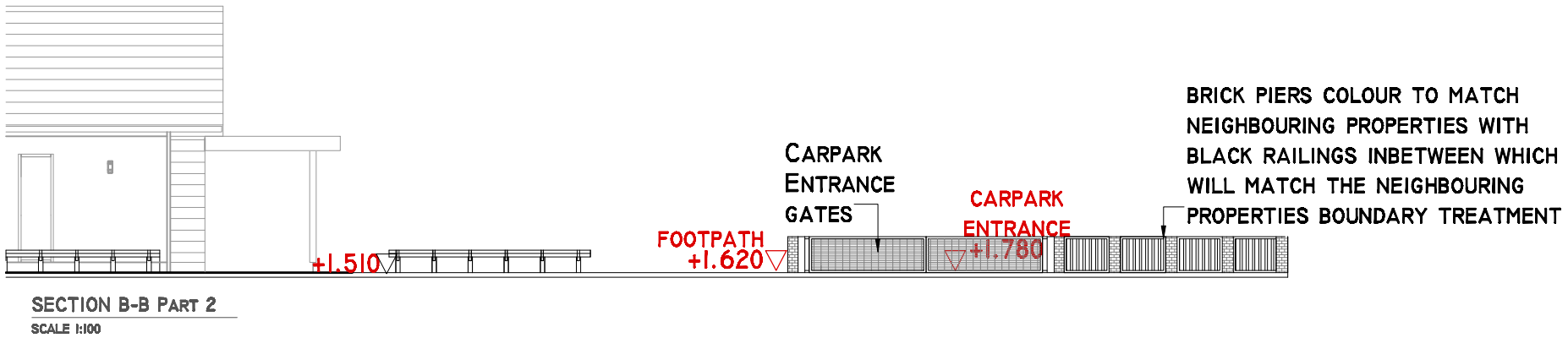
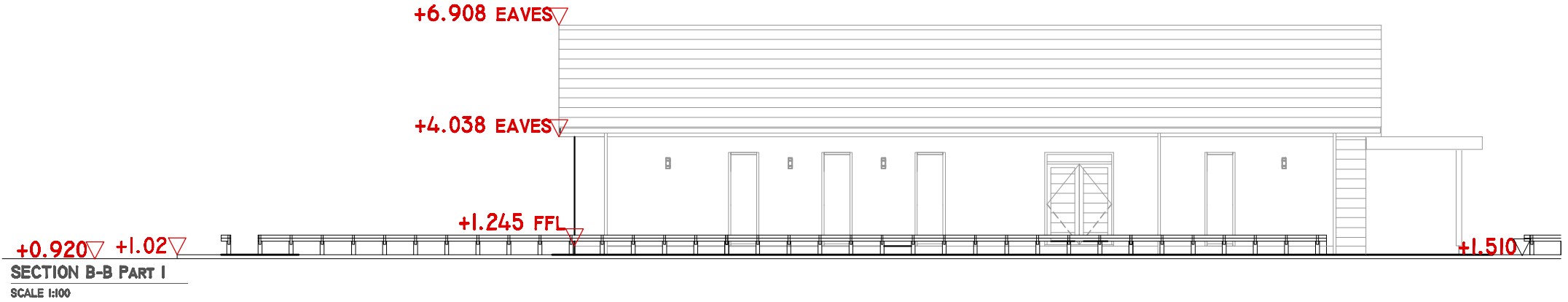


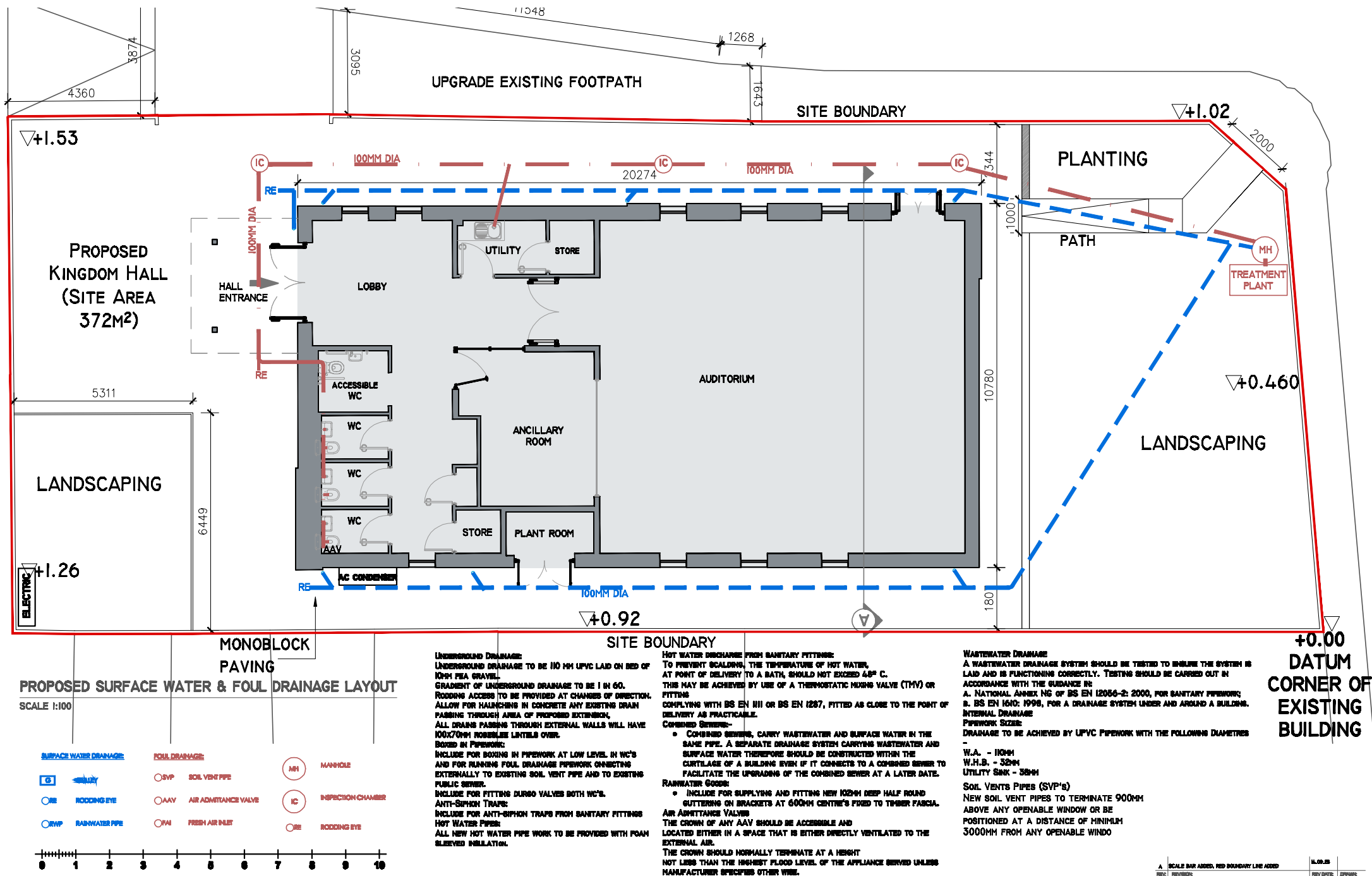
IMAGE 3 – Example of recently completed Kingdom Hall building – entrance elevation.

6.0 LANDSCAPING

The opportunity has been taken to increase the green space available across the site. Within the carpark area the rear green space of existing trees will be retained and added to with planting. The mono block paving and gravel areas will be porous to reduce surface water runoff. A new area of planting will be introduced at the front of the carpark area where the new entrance gates are to be formed.

The main landscaping area is proposed to sit between the new building and King Street with a low level timber fence around the boundary to help integrate the building into its surroundings and create an open and appealing space. The reduced roof area, landscaping and use of porous mono block paving will reduce the surface water runoff and the water entering the existing site sewer connection.







Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Email: onlineapps@pkc.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100739762-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Site Address Details

Planning Authority:

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Land 25 Metres North of 59 King Street, Crieff, PH7 3HB

Northing

721477

Easting

286240

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☒ Applicant ☐ Agent

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text"/>
First Name: *	<input type="text" value="Mark"/>	Building Number: <input type="text"/>
Last Name: *	<input type="text" value="Jones"/>	Address 1 (Street): * <input type="text"/>
Company/Organisation	<input type="text" value="WT Britain"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text"/>
Extension Number:	<input type="text"/>	Country: * <input type="text"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text"/>	

Proposal/Application Details

Please provide the details of the original application(s) below:

Was the original application part of this proposal? * ☒ Yes ☐ No

Application Details

Please select which application(s) the new documentation is related to.

Application: *

Document Details

Please provide an explanation as to why the documentation is being attached after the original application was submitted: * (Max 500 characters)

Addition of submitted plans

Checklist – Post Submission Additional Documentation

Please complete the following checklist to make sure you have provided all the necessary information in support of your application.

The additional documents have been attached to this submission. * ☒ Yes ☐ No

Declare – Post Submission Additional Documentation

I/We the applicant/agent certify that this is a submission of Additional Documentation, and that all the information given in this submission is true to the best of my/the applicants knowledge.

Declaration Name: Mr Mark Jones

Declaration Date: 15/01/2026