



BRUNTON CONSERVATION AREA APPRAISAL and MANAGEMENT PLAN



**ECONOMY, PLANNING AND
EMPLOYABILITY SERVICES**

APPROVED NOVEMBER 2018

CONTENTS

1.0	Introduction and Purpose
1.1	Conservation Areas
1.2	Purpose of this Document
2.0	Location, History and Development
3.0	Character and Appearance
3.1	Setting
3.2	Street Pattern and Topography
3.3	Buildings and Townscape
3.3.1	Building Types
3.3.2	Distinctive Architectural Styles, Detailing and Materials
3.3.3	Orientation and Density
3.3.4	Key Listed or Unlisted Buildings
3.4	Spaces
3.5	Trees and Landscaping
3.6	Activity and Movement
3.7	Views/Vistas
4.0	Public Realm Audit
4.1	Street Furniture
4.2	Signage
4.3	Surfacing
4.4	Information and Interpretation Boards
5.0	Survey of Specific Issues
5.1	Building Materials and Details
5.2	Historic Wells
6.0	Negative Factors
6.1	Unsympathetic Modern Development or Conversion of Buildings
6.2	Replacement Windows and Doors
7.0	Sensitivity Analysis
7.1	Materials
7.1.1	External Renders
7.1.2	Cement Mortars
7.2	Colours
7.3	Alterations and Additions
8.0	Buildings at Risk Survey

9.0	Opportunities
9.1	Boundary Refinement
9.2	Article 4 Direction
10.0	Conservation Strategy
10.1	Planning Policy
10.2	Long Term Management
10.3	Customer Guidelines
10.4	Grants and Funding
11.0	Monitoring and Review
12.0	Further Advice
13.0	Recommended Reading and Other Resources

Appendix 1:	Brunton Conservation Area Boundary Description and Street Index
Appendix 2:	Listed Buildings within the Conservation Area
Appendix 3:	Existing Article 4 Direction use classes
Appendix 4:	Proposed Article 4 Direction use classes

1.0 Introduction & Purpose

1.1 Conservation Areas

In accordance with the provisions contained in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 all planning authorities are obliged to consider the designation of conservation areas from time to time. Brunton conservation area is one of forty-eight conservation areas located in Fife. These are all areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Fife Council is keen to ensure that the quality of these areas is maintained for the benefit of present and future generations.

Conservation area designation is not a means to preserve an area without change, but there is a joint responsibility between residents and the Council to ensure that change is not indiscriminate or damaging and that the unique character of each area is respected. In this way, communities can benefit from living in an environment of recognisable value. A map showing the conservation area boundary is included below and a written description included in Appendix 1.

1.2 Purpose of this Document

Brunton conservation area was first designated in 1995 in recognition of its special historical and architectural interest. The appraisal aims to:

- confirm the importance of the designation of the area and to review the current conservation area boundaries
- highlight the significance of the area in terms of townscape, architecture and history
- identify important issues affecting the area
- identify opportunities for development and enhancement
- stimulate interest and participation in conservation issues amongst people living and working in the area
- provide a framework for conservation area management



2.0 Location, History and Development

Located approximately 11km NW of Cupar, the hamlet is shown on the 1775 John Ainslie map (extract below) as Bruntown; *Burnton* in 1785; and as *Brunton*, the modern spelling, on the 1855 Ordnance Survey 6 inch 1st Edition map. The root of the name is believed to be the Scots *burn* or *brunt* plus *toun*. Therefore, meaning 'Farm on a burn', in which case the Windygates Burn is the referent, or, alternatively, though less likely, 'farm on burned land' (i.e. land cleared by burning for cultivation).



The 1846 former school building gable includes a stone relief of a burning bush.



Extract from John Ainslie map of 1775. Source: Library of Scotland.



Cart building shown on 1854 Ordnance Survey Six-inch 1st edition map.



Ruin of the nearby c 1843 former Free Church of Creich and Flisk.

Never more than a small hamlet, the New Statistical Account (1838) notes the population as ninety-one and the occupants as mainly weavers and other handicrafts tradesmen (an 1857 gazetteer as ninety). Frances Groome's Ordnance Gazetteer of Scotland 1882-4 lists a post office and a Free Church school. Occupations included are: a boot and shoemaker, grocer, joiner and wright, seedsman, carrier and a cart man. The former school building gable has a stone relief showing a burning bush motif, the emblem of Presbyterianism. The ruin of the former Free Church of Creich and Flisk, built circa 1843, is located to the south west, just to the SW of the settlement and conservation area. Not shown on any historic maps or otherwise confirmed, it is believed locally that there was a small water powered meal mill (undershot type), being the building presently located just to the SE of Denmill, shown on the Ordnance Survey map of 1854. No mill pond is shown on this earlier map but it is possibly the adjacent area of water shown on

the later OS map of 1896. Undershot wheels were less efficient than overshot wheels, particularly at the autumn harvest time when rainfall was less, so water had to be stored in a mill-pond for when it was needed.

3.0 Character and Appearance

3.1 Setting

The rural setting is a major contributor to the special character of the conservation area. As a result, any development in the surrounding area can have a significant impact. The sense of seclusion is enhanced by the detachment of the settlement from the passing main road (itself only a minor B Road) with access from this down the two single track roads. The access track from the SE only being created in the 1950s. Although, due to the confined character of the settlement, not generally visible from within, the surrounding hills provide an important backdrop when viewed from outside the settlement.



Original access road from the NW.



Ornate metal agricultural gate at the Beeches.



Rural setting with back-drop of hillsides.

3.2 Street Pattern and Topography

Brunton is described in John Gifford's *The Buildings of Scotland. Fife* as an 'Agreeable collection of early and mid-c19 whinstone cottages, their roofs slated or pantiled, arranged on an informal triangular plan.'



The junction of the main Windygates Burn with the NE branch.

The main road providing access to and from the rest of Fife and beyond, passes to the west on the higher ground. From this, single track roads drop down from the north and south. The settlement is secluded in character with the surrounding land rising gently on all sides. Whilst there are no



Culverted Windygates Burn

substantial natural features, the burn, from which the settlement may take its name and a subsidiary branch, flow from the west and north to join at its SW end. Two roads run parallel to them for much of their way. The burn is confined to open roadside channels or culverts. There are no bridges within the conservation area and the road passes over the culverted burn in two places where it crosses. At the NW end the two roads are connected by a third to form a triangle. The northern road continues NW to exit the settlement, whilst the burn takes a 90 degree turn to the NE. The street plan is informal and random; development is low density and the grain open. The topography, numerous trees and low heights of most buildings results in a settlement which merges gently, vertically and horizontally, into the surrounding rural landscape.



Extract from Ordnance Survey map of 1854. School noted. Source: Library of Scotland.

3.3 Distinctive Architectural Styles, Detailing and Materials

The predominant architectural style is simple 19th century Fife vernacular. There is a general absence of ornamentation. With few exception, such as Dendale former farm house, most buildings are single storey cottages constructed using the local dark whin stone with contrasting blonde sandstone margins. Some, such as the former Church School, Dendale farmhouse and the Beeches, have grey sandstone margins. The New Statistical Account (NSA) notes that 'There is an excellent quarry of basaltic clinkstone of East Luthrie... the stones from which many of the houses in the parish and neighbourhood have been built. On Carphin there is a gray sandstone quarry.' The Ordnance Survey



Rebuilt chimney head with retained thack stanes.



Gutterless projecting pantile roof

map of 1854 shows the nearby Craiglog whinstone quarry to the west of the settlement. Walls may have originally been harled in some cases though, with the exception of some modern cement render, they are now bare and undecorated. Window and door margins are similarly mostly unpainted.



Nearby Craiglog whin stone quarry.

Buildings would, typically, originally have been thatched. Roof pitches are consequently steep and chimney heads often retain thack stanes, even where later rebuilt in brick. Now, just over half (55%) of buildings have slate roofs. The majority (82%) of principle buildings are slated and only a small number (3no.) are pantiled or concrete tiled. 40% of all buildings are pantiled, however, 75% are out-buildings. The dominant roofing material for principle buildings is, therefore, slate and for out-buildings pantiles.



Dark rubble whin stone masonry with extensive use of pinnings, contrasting with blonde sandstone margins.

Almost all roofs have avoided the later addition of

dormer windows, though many have more recently have had, historically and architecturally, inappropriate roof windows inserted. Several have original gable windows. Chimneys are, typically, located on the gable. Most buildings have raised gable wall heads, although, some seem to have lost this possibly during more recent re-roofing. Cans are of simple, buff, cannon style.



Left - cracked cement skew fillet. Right – improved lead watergate detail.

3.4 Orientation and Density

The 1854 OS map shows the majority of the land within the settlement as cultivated by three or four crofts to the north and a farm to the south. Buildings remain evenly spread throughout the settlement and the density is low. Buildings, generally, front the road, presenting, where possible, a main elevation to the south. The main exception is School Row which is orientated north/south.

3.5 Key Listed or Unlisted Buildings

There are twelve statutory list entries for the conservation area (ref. Appendix 2 for full details and photographs). All are category C listed, dating from the early to mid-19th century. The following buildings are noteworthy for their particular contribution to the special architectural and historic character and appearance of the conservation area.

Dendale Farmhouse

A substantial two and a half storey building with gable loft windows, it provides an important link with the agricultural origins of the settlement. Although using familiar vernacular paradigms, it provides



Dendale House



Burnside



Anzac Cottage

variety of building form and architectural interest. Features include: unusual use of roughly dressed whin stone for the rear elevation margins; blonde sandstone margins to the front elevation; high boundary wall; and a good porch addition.

Burnside

Notable for its byre wing with pigeon-holed gable and contrasting use of pantiles for the former byre.

Old Free Church School, School Row

The only building in the conservation area noted in John Gifford's *The Buildings of Scotland. Fife*. It has a burning bush Presbyterian motif carved on a gable stone panel and another dated 1846.

Anzac Cottage, (left) is vacant, however, it is in the process of being renovated. This building represents one of the last few such the simple Georgian vernacular cottages which were typical of the settlement. The design is of additional interest being not a single cottage but a pair of particularly small cottages. In spite of an over-large rear modern extension and loss of original thatch, its appearance is largely as original and its location on a prominent site at the heart of the settlement greatly increases its significance and contribution to the special architectural and historic character and appearance of the conservation area.



The Beeches

Former Post Office. Notable for its one and a half storey row of dormers and date stone.

3.4 Spaces



Playground

There is a single area of public open space, used as a playground, maintained by Fife Council, at the centre of the settlement. Located on raised former garden ground, it is largely hidden behind high boundary walls and hedging. There is a smaller, triangle of ground with trees, to the SE, just outside the boundary, and bounded by the burn. It creates the first impression when entering the settlement.

3.5 Trees and Landscaping



Hedges and trees. Community maintained planting.

Whilst there is no formal landscaping within the conservation area, trees make a significant contribution to its special character and appearance. Trees, mostly within the private gardens, provide backdrops, infill between buildings and dot the skyline throughout the area. There are no individual Tree Preservation Orders, however, all trees within the conservation area are protected and permission is required for felling or lopping.

There are historic rubble masonry boundary walls to many buildings. Dendale Farmhouse has a substantial 3m high wall, though most are no more than 1.5m. These walls, and those of the buildings between, fronting the road, create a strong sense of enclosure. These are important character elements which should be protected and enhanced. Some boundary walls are now heightened by later hedges (some of historically inappropriate species) which has extenuated this, though creating a different, more modern character to the historically harder, more utilitarian, streetscape. There is a small area of planting at the Cross which is maintained by the community.

3.6 Activity and Movement

There is minimal vehicular or pedestrian movement within the village. There is no business, retail, school or through generated traffic. Vehicular traffic is limited to occasional access to individual properties. Delivery or other larger vehicles can be a particular problem due to the narrow road widths and lack of public parking spaces.

3.7 Views/Vistas

Although there are no large scale, dramatic views or vistas, small scale vistas are important. Gable walls



Above and right – examples of the many important small scale internal vistas.

set at a 45 degree angle to the road often close these internal vistas. The character and appearance of the gable walls and the adjacent roof slopes are, therefore, particularly important. Within the conservation area the high boundary walls and hedges often prevent views outwards. Where there is the occasional glimpse of the hillside or fields beyond, these are valuable in connecting the hamlet with its wider rural context and setting.

The distant view of the hamlet from the passing main road and those closer, as the conservation area is entered from the SE and NW access roads, are important. Great care should be taken to ensure that any development which may affect the special character and appearance is sensitively managed.



Small scale internal vistas



View of hamlet from the NE access road.



View of the hamlet from the west, from the passing road.

4.0 Public Realm Audit

4.1 Street Furniture

The traditional red telephone kiosk and a 1940s post box, enhance the historic character and appearance of the conservation area. However, this can easily be diminished by the casual use of ersatz 'heritage' furniture from a catalogue. Street furniture can also have a negative impact due to its poor quality or insensitive siting. Fortunately there is not the often seen clutter of litter bins, bus shelters, seating or other such items. There are benches and bins, though, located out of sight within the play park. If any street furniture is needed in the future it is best to procure high quality items to complement the architecture and character of the conservation area.



A 1940s George VI post box in use. However, the future of the unused telephone kiosk is less certain.

Street lighting is minimal and restricted to the main approach road, as it enters the settlement, and the intersections of roads. Over half the lighting is mounted on telegraph poles and the design of the columns and lanterns is simple and unobtrusive. As no historic precedent exists, the best option for any future replacements would be to procure high quality, similarly inconspicuous, street lighting. Street lights with utilitarian steel columns of hollow circular section with simple lanterns are preferable to misleading reproduction 'period' lamps which have no historic precedent and confuse the authentic character of the conservation area.

4.2 Signage

Apart from the poor quality, utilitarian, name signs at the two points of entry to the settlement there is no other signage.



Name sign at entrance from the SE.

It is recommended that these are upgraded to reflect the conservation area status of the hamlet.

4.3 Surfacing

The historic rural character of the conservation area is currently enhanced by the use of soft edges without gutters and the limited use of raised whin kerbs. The continued use of an agreed palate of historically sympathetic and complementary materials would protect and enhance the special character of the conservation area.



Typical treatment of road and verge.

For roadways the most sympathetic surfacing compatible with modern vehicular traffic would be hot-rolled asphalt with rolled-in chippings, consistently sourced from a local quarry. There are no footpaths and grassed verges fill those areas between the carriageway and the buildings or garden boundaries.

4.4 Information and Interpretation Boards

There is a community supplied and maintained public information board in the centre of the settlement. There are no interpretation or information boards, or any other signage to indicate that a conservation area exists or what is of special architectural or historic interest. These are recommended.



Community notice board.

5.0 Survey of Specific Issues

5.1 Building Materials and Details

The correct use of traditional materials and detailing is important in defining and enhancing the special character of the area. Roofs for example, form a significant character element in vernacular architecture. Where historic examples still exist they are particularly valuable in helping inform the choice of appropriate new materials or details. Materials or components have a limited life. Many will have already been renewed. It may not simply be a case of replacing like for like or retaining things as they were at the date of statutory listing if they are historically or architecturally inappropriate.

The particular mix and diversity of materials can be an important component of the character of an area. However, using similar types of slate, particularly on a single terrace of houses or cottages even though in different ownership, helps enhance their architectural and historic identity. Similarly, too great a variety of chimney can or ridge or skew treatments may have an adverse impact. The loss of cans or heads from redundant chimneys further diminishes the historic and architectural character. The correct use of traditional building materials, methods and detailing can greatly enhance the historic character, as well as protect buildings.

5.2 Historic Wells

There are two wells shown on the 1854 Ordnance Survey Six-inch 1st edition map; one at the Cross (W1) in the SE corner of the garden of the Beeches;



Pre-1892 well of typical design.

and a second (W2) to the rear of Burnside. The 1892 OS map shows the well to the rear of Burnside (W2) and another in the garden of The Croft (W3) but not at the Cross (W1); and the 1912 OS map shows only W3. Others, (W4) almost opposite W1 near the Old Stables (Weavers Shed) and two more located in other private gardens are not shown on any map.



Extract from Ordnance Survey map of 1892. Source: Library of Scotland.

The wells are of a similar design, accessed via short flights of stone steps. This reflects the particular local geology, topography and high water table. Like other historic settlements, prior to the introduction of mains water, these wells would have played a vital part in the life of the hamlet for human, livestock or linen preparation needs. Their survival adds much to the special historic character and appearance.

6.0 Negative Factors

One of the challenges faced by the historic environment, as identified in the Scottish Historic Environment Policy (SHEP) which sets out the Scottish Ministers' policies for the historic environment, is:

"...inappropriate change that reduces the cultural significance, or detracts from the appearance or quality of conservation areas."

6.1 Unsympathetic New Development or Conversion of Buildings

The Historic Environment Scotland publication ***New Design in Historic Settings*** sets out broad principles and provides examples to help achieve

good design in historic settings. Referring to Scotland's historic villages it states:

“...it is important not only to identify and to protect their character and setting but also to ensure that new development responds to their existing form and layout. Successful new design frequently grows out of a careful study and analysis of the nature, form and history of a specific place. This helps identify the ‘DNA’ of a place – how it has come down to us today and what were the key factors that have influenced its current form. It is important to stress that this process of analysis does not only describe what currently makes up a place – the form, layout and materials used – but it also involves understanding how its individual elements were created and why they took the form they did. Getting behind the appearance of a place is crucial to understanding and appreciating the linear patterns of development within a historic burgh, a planned neo-classical suburb or a 20th-century new town. Each place has its own character and its own story to tell.



The Old Stables

New development within the conservation area has fortunately been limited. The above 2008 development (The Old Stables) on previously undeveloped garden ground, although showing some non-traditional detailing and inappropriate modern roof windows, is sensitive to the special character of the conservation area.



Wester Park



Inappropriate new development on edge of the conservation area.

However, another new development (Wester Park above and left) located just outside the conservation area, but still within the settlement, is conspicuously not of its place, particularly when viewed from the passing main road.

6.2 Replacement Windows and Doors

In vernacular buildings, windows and doors have proportionally a greater influence on their special historic and architectural character and appearance. Modern double glazed windows can have an adverse impact if the detailing is inappropriate. Large gaps between the panes of glass affect the reflective and refractive characteristics. Trickle vents, 'horns', glazing beads, wide frames and metallic spacers between panes can all give a modern appearance.

Fife Council Planning Customer Guidelines *Windows in Listed Buildings and Conservation Areas* are available online on www.fifedirect.org.uk.

There is additional guidance in their following publications:

- *Guide for Practitioners 3: Conservation of Timber Sash and Case Windows Historic Environment Scotland 2002;*
- *Looking After Your Sash and Case Windows Historic Environment Scotland 2003;*
- *Historic Environment Scotland Policy Guidance for Windows in Listed Buildings and Conservation Areas.*



Inappropriate modern style windows.

7.0 Sensitivity Analysis

7.1 Materials

7.1.1 Concrete Roof Tiles

As the buildings are generally single storey and the roof pitch is steep, roof slopes often represent 50% or more of the total area of the elevation. The use of historically inappropriate materials and detailing can, therefore, have a considerable negative impact on both the building and the area.



Concrete roof tiles.



Concrete roof tiles.

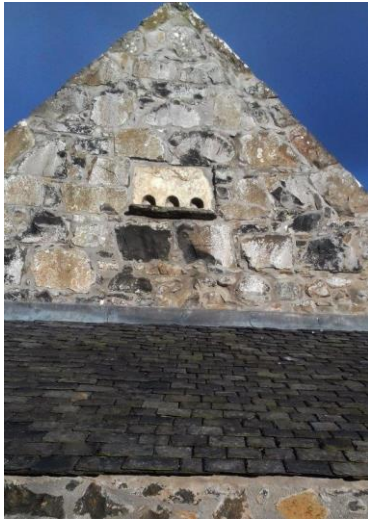
7.1.2 Cement Mortars

Modern cement mortars have been inappropriately used on traditional masonry buildings throughout the conservation area. Much of the special character and appearance of the conservation area derives from the large areas of exposed random rubble whin masonry both to buildings and boundary walls. This can be dramatically altered when repointing using aesthetically and technically inappropriate cement mortars. This is often accompanied by damage to stone unit arises and the loss of pinning stones when preparing joints, resulting in greatly enlarged joints.



Repointing using a lime mortar.

Modern cement mortar has a different texture and colour to the original traditional lime mortars. These types of mortar are also harmful from a technical viewpoint as they trap moisture within the masonry and accelerate decay. Cement mortars do not absorb moisture either directly or through drawing it from the less porous adjacent stone to allow it to freely dissipate over an enlarged surface area. Instead, the adjacent stone will absorb a greater



Inappropriate use of cement mortar.

proportion of the moisture. Depending on the location it may, also, absorb additional run-off from adjacent surfaces. The combined result will be the accelerated decay of the stone. This is less an issue for hard whin stone but the softer sandstone margins will have to work harder and will suffer proportionally greater weathering.

It is encouraging to note that traditional lime mortars have been used recently on a couple of buildings. When repointing great care should also be taken to retain any pinning stones and to reuse them, making up any losses if necessary, in any new joints. These stones have both a functional and aesthetic value which is often neglected.

7.2 Paints and Colours

The choice of colour can greatly affect the character of a historic building or area. Care needs to be taken to avoid non-traditional colours which have no historic precedent and may detract from the special character and appearance of the area. Within the conservation area brilliant white, which was not historically available, is widely used for windows. Off-whites (not creams) are historically more appropriate. Finishes would also have been softer and not the modern high gloss/ high sheen finishes generally used. Certain dark colours may be more appropriate for windows, having a historic precedent. Colours should be restrained as intense colours were historically not generally available.



Inappropriately painted render and window margins.

Primary colours should be avoided for doors although strong traditional colours in deep shades are acceptable. Modern wood stains and varnishes are historically inappropriate and should not be

used for external woodwork. Unless stone is of poor quality/durability or harled or rendered, masonry should, generally, not be painted. Door and window margins are, fortunately, mostly still unpainted. Ashlar should never be painted. If the case is made for painting masonry, modern film-forming paints should be avoided in favour of lime-washes or liquid silicate paints which allow the masonry to 'breathe'. Lime based paints are preferable as they produce a less uniform, more historically authentic finish.

Fife Council has produced guidelines on painting the exterior of buildings in conservation areas which describes, with examples, the basic principles which should be followed. This publication *Guidelines on Painting the Exterior of Listed and Unlisted Buildings in Conservation Areas* is available online on www.fifedirect.org.uk

7.3 Alterations and Additions

The introduction of a new architectural feature to a listed building should be avoided if there is no historic precedent or evidence for it. An addition such as a porch, a dormer window, roof window or French window may harm the special character of the building and the area. For example, there is a proliferation of modern roof windows in the conservation area (including 50% of listed buildings). This has introduced an alien architectural element, indicative of modern loft conversions, which fundamentally changes the historic character of the building and area. Roofs are, proportionately, highly significant in simple vernacular buildings, often representing over half the visible elevation area. When the buildings are also single storey, often closing a vista, the negative impact is amplified. Historic Environment Scotland guidance, *Managing Change in the Historic Environment. External Fixtures*, warns of the potential, cumulative, detrimental effect of such incremental damage caused by relatively small scale but inappropriate additions.



Roof windows and vent pipe on the front elevation of a listed building.



Row of roof windows on a listed building closing a vista.



French window, vent pipes, French and roof windows and cement pointing on a listed building.



A substantial modern porch addition has destroyed the special architectural interest of this simple listed vernacular cottage (contrast with photograph to right).



A more sympathetically designed modern porch.



Extensive alterations and additions to the above row of listed house and cottages, resulting in the loss of historic and architectural special interest.



Contrasting view in 1908 of the same row of house and cottages, without thatched roofs but otherwise essentially as original.

Although, cottages originally may not have had porches, a small lightweight timber porch can be acceptable in some cases. There are appropriate examples, such as on Dendale farmhouse or the new porch on Burnside cottage. However, substantial masonry additions with inappropriate window designs and colour schemes, which dominate the elevation and change the essential architectural character, are not acceptable. Historic Environment Scotland guidance, *Managing Change in the Historic Environment*. *Extensions* is relevant and should be followed.

8.0 Buildings at Risk Survey

There are no buildings in the conservation area on the Buildings at Risk register for Scotland maintained by Historic Environment Scotland. However, it is noted that one building, Anzac Cottage, (below) is vacant, however, it is in the process of being renovated.



Anzac Cottage

This Category C listed building represents one of the last few examples of such simple Georgian vernacular cottages. Its location on a prominent site at the heart of the settlement greatly increases its significance and contribution to the special architectural and historic character and appearance of the conservation area.

9.0 Opportunities

9.1 Boundary Refinement

There are no proposals to refine the Brunton conservation area boundary. The existing conservation area boundary, designated in 1995, is still appropriate and does not need any further modification in light of any major development proposals or significant changes in architectural or historical interest in the area.

9.2 Article 4 Direction

In order to properly ensure that the character of a conservation area is not affected by inappropriate alteration or development, additional controls are generally used by making what is known as an Article 4 Direction (Article 4 of the Town and Country (General Permitted Development) Scotland, Order 1992). Article 4 Directions are in place in all existing conservation areas in Fife and they can be varied according to the particular needs and character of an area.

Although the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 widened the scope of permitted development, it also included text recognising that many development rights did not apply to conservation

areas. These changes made many of the Council's Article 4 Directions obsolete because the majority of householder development in conservation areas will now automatically require planning permission under the terms of the Order.

However, in the 2012 Amendments to the Order, the exemption of conservation areas from permitted development have not been included against every type of development. Some small scale developments such as flues or those with a floor area of less than 1msq have become permitted development with no caveats about conservation areas. While the impact of these developments would normally be minimal, in a conservation area they could still detract from the setting of historic buildings or the overall historic townscape.

Therefore it is proposed to maintain several of the Article 4s in Fife's Conservation Areas to maintain a suitable level of protection from detrimental development. Appendix 4 sets out the Article 4s which it is proposed are maintained across all the Conservation Areas in Fife. The proposal is therefore to remove all Article 4 Directions and then simultaneously designate them

10.0 Conservation Strategy

10.1 Planning Policy

The policies contained in this management strategy complement the conservation area appraisal, and comply with:

- Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
- Planning etc. (Scotland) Act 2006
- Historic Buildings and Ancient Monuments Act 1979
- Town and Country (General Permitted Development) (Scotland) Order 1992
- Historic Environment Scotland Policy Statement, June 2016
- Scottish Planning Policy – 2014
- Planning Advice Note 71: Conservation Area Management – 2005
- Approved TAYplan (2017)
- FIFEplan Local Development Plan 2017
- Article 4 Directions (Article 4 of the Town and Country (General Permitted Development) (Scotland) Order 1992)
- Making Fife's Places Planning Policy

TAYplan, through Policy 9: Managing TAYplan's assets, C. Safeguarding the integrity of natural and historic assets, aims to ensure that Local Development Plans ensure responsible management of natural and historic assets including townscapes, archaeology, historic buildings and monuments. A consideration of all assets will form part of the 'place-based' approach in Policy 2 to ensure the benefits of historic assets are maximised, by incorporating and enhancing them.

FIFEplan – Local Development Plan 2017. Planning Policy is currently being updated through the production of a Local Development Plan for the whole of Fife. Policy context is provided in:

Policy 1 – Policy Principles

Policy 14- Built and Historic Environment

While the above Local Plan policy framework provides the Development Control context to secure ongoing preservation/enhancement of the area in a sensitive manner, and to secure that preservation/enhancement in the long-term, the Local Plan also places great importance on the benefits which regeneration initiatives can provide.

10.2 Long Term Management

The policies contained within Local Development Plan 2017 provide continuing commitment to regeneration and enhancement of the built heritage.

10.3 Customer Guidelines

In addition to the statutory plan framework outlined above, Fife Council has a series of Planning Customer Guidelines that supplement the adopted policy framework and provide general and specific guidance and set design standards for conservation areas. Relevant Planning Customer Guidelines from the series include:

- Windows in Listed Buildings and Conservation Areas
- Painting the Exterior of Listed and Unlisted Buildings in Conservation Areas

Fife Council takes enforcement action against unauthorised development. This is further supplemented by the use of urgent and full repair notices that are most commonly applied under Building Regulations legislation. Where necessary

the Council is also committed to the use of Compulsory Purchase to secure the repair or redevelopment of buildings and sites.

10.4 Grants and Funding

There are no grant schemes available or planned for Brunton conservation area in the foreseeable future. Limited grants may be available from Historic Environment Scotland for listed buildings in need, such as buildings at risk, and these are assessed competitively. Historic Environment Scotland support for conservation areas is channelled through local authorities and target those conservation areas that are most in need of regeneration. Refer to <http://www.ffhb.org.uk/> for other potential sources of funding.

11.0 Monitoring and Review

There are currently no formal monitoring programmes in place for Brunton conservation area. It will be reviewed annually on an informal basis by one of Fife Council's Conservation Officers. Policies relating to the Conservation Area will also be reviewed at five year intervals with the production of the relevant Local Plan.

12.0 Further Advice

For general advice and advice on grants contact:

Conservation Officer
Fife Council
Economy, Planning and Employability Services
Kingdom House
Kingdom Avenue
Glenrothes
KY7 5LY
Telephone: 08451 555 555 (X476998)

13.0 Recommended Reading and Other Resources

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APPENDIX 1

BOUNDARY DESCRIPTION FOR BRUNTON CONSERVATION AREA

Commencing at a point on the north-west corner of 'Hillview' turning east for 25M and thence south-east for 25M to the rear of 'Hillview' and 'Glencairn'. Thereafter turning east for 70M to the north of 'The Croft' thence south for 50M and south-west for a further 45M. Thereafter turning south-east to the rear of 'Lilac Cottage' and following the property boundary round in a semicircle to the public highway. Thereafter due south for approximately 80M following the eastern edge of the public highway. Thereafter turning first west then north-west following the property boundaries to the rear of the 'Issues' and 'Dendale' for 90M, thence north as far as Windygates Burn, a distance of 40M. Thereafter turning west along the burn for 20M, thence north for a further 15M and west for 40M winding around the garage and thence to the north-east for 70M to the rear of 'Annfield' and 'Walnut Cottage'. Thereafter turning north-west for 30M, thence 45M to the north-east to the rear of 'The Beeches' and coming out opposite 'Glencairn'. Thereafter to the north-west for 35M along the western edge of the public highway and thence east for 5M to the point of commencement.

APPENDIX 2

LISTED BUILDINGS IN THE CONSERVATION AREA

APPENDIX 3

EXISTING ARTICLE 4 DIRECTION USE CLASSES

Brunton Conservation Area was designated on 28th July 1995. The following Article 4 Direction under The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 is effective for the area as from 15th August 1997 (approved by Scottish Office on 30th July 1997).

Use Class	Summary Description of Use Class	Requirement for Use Class
Part 1 Class 1	The enlargement, improvement or other alteration of a dwellinghouse.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 1 Class 2	Any alterations to the roof of a dwellinghouse including the enlargement of a dwellinghouse by way of an alteration to its roof.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 1 Class 3	The provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse, or the maintenance, improvement or other alteration of such a building or enclosure.	To protect the historic fabric, special character and visual amenity of the area.
Part 1 Class 6	The installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 2 Class 7	The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.	To prevent indiscriminate repair of the historic fabric (boundary walls) through use of inappropriate building methods and materials or inappropriate alteration or new build within garden ground boundaries.
Part 2 Class 8	The formation, laying out and construction of a means of access to a road which is not a trunk road or a classified road, where that access is required in connection with development permitted by any class in this Schedule other than Class 7.	To prevent unmitigated development and inappropriate alteration and/or development within garden ground.
Part 9 Class 27	The carrying out on land within the boundaries of a private road or private way of works required for the maintenance or improvement of the road or way.	To prevent unmitigated development and inappropriate alteration and/or development within garden ground.

Part 12 Class 30	The erection or construction and the maintenance, improvement or other alteration by a local authority of certain buildings, works or equipment.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 12 Class 31	The carrying out by a roads authority on land outwith but adjoining the boundary of an existing road or works required for or incidental to the maintenance or improvement of the road.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where applicable.
Part 12 Class 33	The carrying out within their own district by a planning authority of works for the erection of dwellinghouses; any development under the Housing (Scotland) Act 1987 (b); any development under any enactment the estimated cost of which does not exceed £100,000.	To protect the townscape and aesthetic integrity of the area by ensuring that new development is sympathetic in design, layout, fabric and character.
Part 13 Class 38	Development for the purposes of water undertakings.	To protect the special character, fabric and layout of an historic building and the surrounding area in order to prevent uncontrolled site coverage.
Part 13 Class 39	Development for a public gas supplier required for the purposes of its undertaking.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where necessary.
Part 13 Class 40	Development by statutory undertakers for the generation, transmission or supply of electricity for the purposes of their undertaking.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where necessary.
Part 13 Class 41	Tramway or road transport undertakings.	To protect the historic fabric of the area and ensure the replacement and repair of such areas is carried out sympathetically using appropriate building methods and materials where necessary.
Part 13 Class 43	Development required for the purposes of the Post Office.	To protect the townscape from indiscriminate installation of boxes, pouches or machines.
Part 20 Class 67	Development by Telecommunications Code Systems Operators	To protect the townscape from indiscriminate installation of telecommunications equipment.

APPENDIX 4

PROPOSED ARTICLE 4 DIRECTION USE CLASSES

Class 3D

The erection, construction, maintenance, improvement or alteration of any deck or other raised platform within the curtilage of a dwellinghouse for any purpose incidental to the enjoyment of that dwellinghouse.

(The Order permits development under Class 3D for structures that are under 3m in height and less than 4msq in area. It is proposed to extend the exemption from permitted development to all such structures).

Class 6C-

The installation, alteration or replacement of a flue, forming part of a biomass heating system, on a dwellinghouse or building containing a flat.

Class 6D

The installation, alteration or replacement of a ground source heat pump within the curtilage of a dwellinghouse or building containing a flat.

Class 6E-

The installation, alteration or replacement of a water source heat pump within the curtilage of a dwellinghouse or building containing a flat.

Class 6F

The installation, alteration or replacement of a flue, forming part of a combined heat and power system, on a dwellinghouse or building containing a flat.

(In the case of Class 6C-F the permitted development is allowed on all except the principle elevation. It is proposed to remove the permitted development for any elevation).

Class 6M

The extension or alteration of an industrial building or a warehouse for the purpose of either or both—

- (a) the generation (including cogeneration) of energy from burning biomass;
- (b) the storage of biomass

including works for the installation, alteration or replacement of a flue forming part of the biomass equipment.

Class 7

The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

Class 8

The formation, laying out and construction of a means of access to a road which is not a trunk road or a classified road, where that access is required in connection with development permitted by any class in this Schedule other than Classes 3E or 7.

Class 10

Development consisting of a change of use of a building or land to a use within Class 1 (shops) from a use;

- within Class 2 (financial, professional and other services);
- for the sale of hot food for consumption off the premises;
- within Class 3 (food and drink); or
- for the sale or display for sale of motor vehicles.

(2) Development is not permitted by sub-paragraph (1)(c) of this class if the change of use is of a building whose total floor area exceeds 235 square metres.

Class 11

Development consisting of a change of use of a building or land to a use within Class 2 (financial, professional and other services) from a use within Class 3 (food and drink) or a use for the sale of hot food for consumption off the premises.

Class 12

Development consisting of a change of use of a building or land to a use within Class 4 (business) from a use within—

- (a) Class 5 (general industrial); or
- (b) Class 6 (storage or distribution).

Class 13

(1) Development consisting of a change of use of a building or land to a use within Class 6 (storage or distribution) from a use within—

- (a) Class 4 (business); or
- (b) Class 5 (general industrial).

(2) Development is not permitted by this class if the change of use relates to more than 235 square metres of the floor area in the building.

Class 20 - Land drainage works

The carrying out of any works required in connection with the improvement or maintenance of watercourses or land drainage works.

Class 23

The extension or alteration of an industrial building or a warehouse.

Class 24

(1) Development carried out on industrial land for the purposes of an industrial process consisting of—

- (a) the installation of additional or replacement plant or machinery;
- (b) the provision, rearrangement or replacement of a sewer, main, pipe, cable or other apparatus; or
- (c) the provision, rearrangement or replacement of a private way, private railway, siding or conveyor.

Class 28

- (1) The carrying out of any works for the purposes of inspecting, repairing or renewing any sewer, main, pipe, cable or other apparatus, including breaking open any land for that purpose.

Class 30

(1) The erection or construction and the maintenance, improvement or other alteration by a local authority of—

- (a) any building, works or equipment not exceeding 4 metres in height or 200 cubic metres in capacity on land belonging to or maintained by them, being building, works or equipment required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers;
- (b) street furniture required in connection with the operation of any public service administered by them.

Class 38- Water undertakings

(1) For the purposes of water undertakings development of any of the following descriptions—

- (a) the laying underground of mains, pipes or other apparatus;
- (b) the installation in a water distribution system of a booster station, valve house, meter or switch-gear house;
- (c) the provision of a building, plant, machinery or apparatus in, on, over or under land for the purpose of survey or investigation;
- (d) any other development carried out in, on, over or under the operational land other than the provision of a building but including the extension or alteration of a building.

Class 40- Electricity undertakings

(1) Development by statutory undertakers for the generation, transmission or supply of electricity for the purposes of their undertaking consisting of—

- (a) the installation or replacement in, on, over or under land of an electric line and the construction of shafts and tunnels and the installation or replacement of feeder or service pillars or transforming or switching stations or chambers reasonably necessary in connection with an electric line;
- (b) the installation or replacement of any electronic communications line which connects any part of an electric line to any electrical plant or building, and the installation or replacement of any support for any such line;
- (c) the sinking of boreholes to ascertain the nature of the subsoil and the installation of any plant or machinery reasonably necessary in connection with such boreholes;
- (d) the extension or alteration of buildings on operational land of the undertaking;
- (e) the erection on operational land of the undertaking of a building solely for the protection of plant or machinery; and
- (f) any other development carried out in, on, over or under the operational land of the undertaking.

Class 70- A building operation consisting of the demolition of a building.

(3) Development is permitted by this class subject to the following conditions:—

- (a) where demolition of the building is urgently necessary in the interests of safety or health the developer shall, as soon as reasonably practicable, give the planning authority a written justification for the demolition;

