



**The Causeway, Kennoway**  
Conservation Area Appraisal  
and  
Management Plan



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## **1 Introduction and 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. Kennoway Conservation Area is one of forty eight conservation areas located in Fife. These are all areas of particular architectural or historic value, 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 that is of recognisable value.

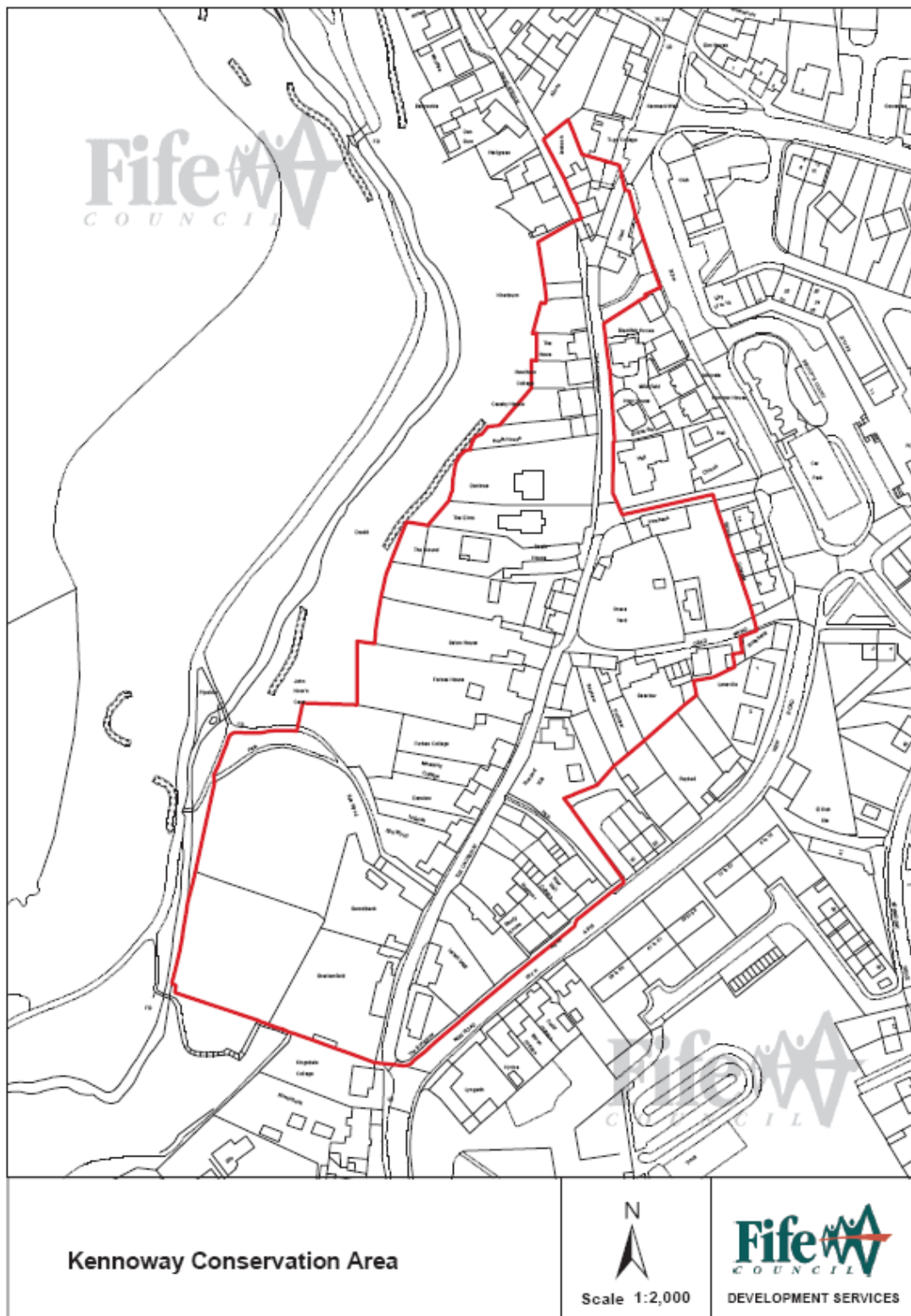
### **1.2 The Purpose of this Document**

Conservation Area Appraisals are a non- statutory form of planning guidance recommended as part of an ongoing system of management for new and existing conservation areas. This Appraisal and Management plan has been prepared according to the most recent guidance in Planning Advice Note 71: Conservation Area Management.

The purpose of the Kennoway Conservation Area Appraisal is:

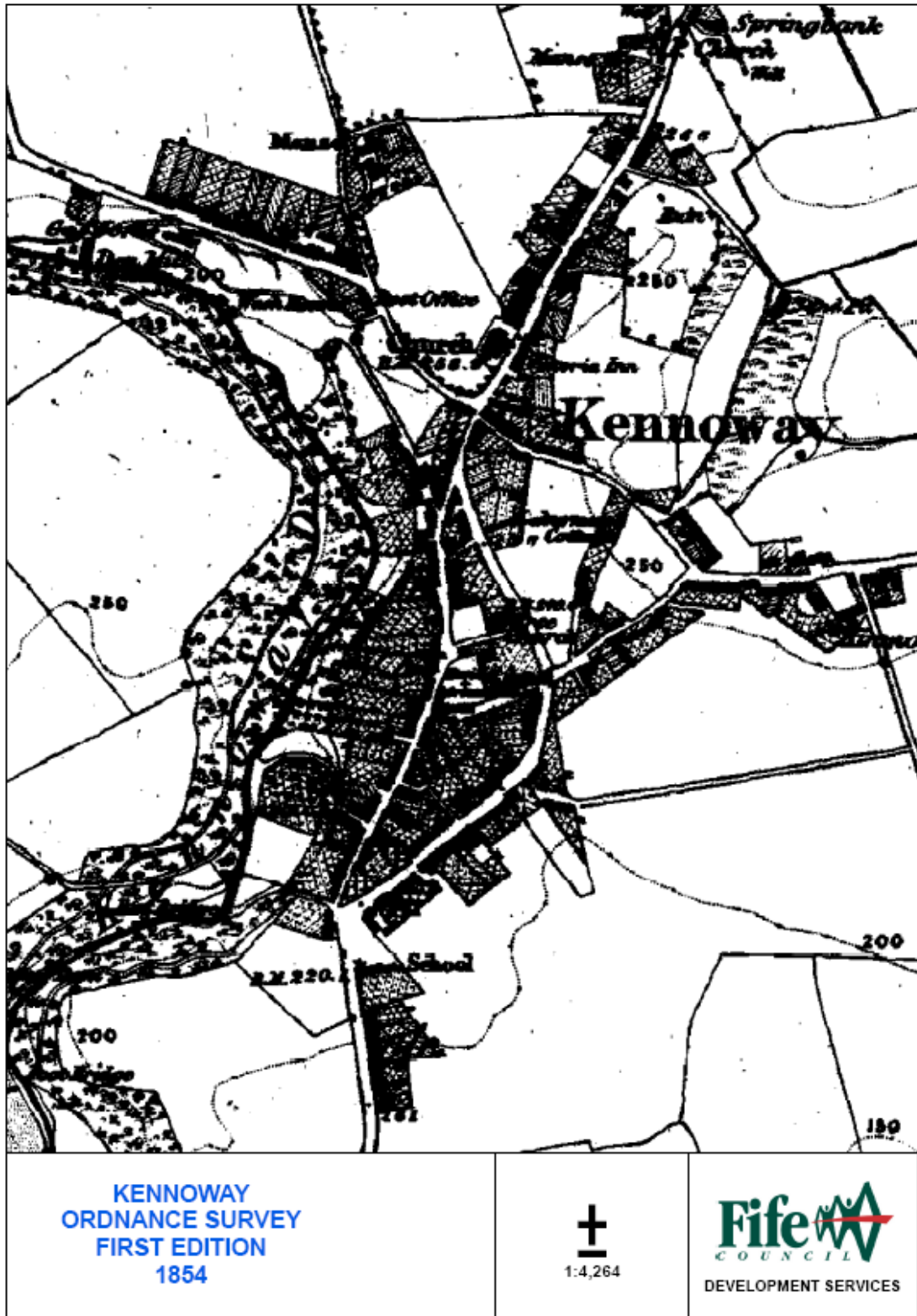
- To highlight the significance of the area in terms of townscape, architecture and history
- To identify important issues affecting the area
- To identify opportunities for development and enhancement
- To stimulate interest and participation in conservation issues amongst people living and working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

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## 2 Historic Development

### 2.1 Origins and Development of Settlement

The early development of this settlement can be traced back to the 6<sup>th</sup> century when it is believed a primitive cell was established under St Kenneth or Cainnech (a contemporary of St Columba) in this area.

Conjecture has existed in the past as to the correct derivation of the place name. Originally believed to be derived from the Gaelic *Caen an Naigh* meaning “Head of the Den”, another possible derivation is from the name St Kenneth or “Cainnech” himself. Names found in early records for the settlement include “Kennochi” or “Kennichin”, and Records exist of a church at “Kennauchyn” in 1177 in the canonry of St Andrews. In 1619 a parish church was built on the Causeway, but this eventually fell into disrepair and the congregation moved to the present Parish Church, dating to 1850. This Church retains the oldest Communion Cup known in Scotland, dated to 1671.

The continued development of the settlement from its earliest origins was probably due to its situation adjacent to a continuous supply of water and ample flat land suitable for cultivation. Once established, the settlement became a staging point on the coach road from the ferry point at Pettycur for both St Andrews and Dundee, as well as a malting and brewing centre. Undoubtedly the Den played a significant role in the development of a village, not only providing water but also in providing an ideal site for linen bleaching – at one time the principal occupation of residents in the village. The establishment of the settlement as a Burgh of Barony under Preston of Airdrie (Crail) conferred various trading rights upon the village with regard to the surrounding area and thus formed the basis of future expansion. As a direct result of these rights two markets were held annually in the settlement up to the end of the 18<sup>th</sup> century. It is recorded that the market cross was removed in 1800. The mid-19<sup>th</sup> century saw the peak of the hand-loom weaving industry in Kennoway, with the advent of the steam-powered loom in the latter half of the century heralding its decline. Kennoway was further renowned for bootmaking, with 69 bootmakers employed in the village in 1836. The population reached 1100 in the 1840s, declining to 770 in 1881. In the 1880s Kennoway was described by Francis H. Groome as “prettier, cleaner and more substantial than most of the seaside or the collier villages of Fife”.

The Causeway running from the south of Sandy Brae to emerge adjacent to the Swan hotel is all that survives of the old phase of settlement. An early map of 1745 (Roy) shows that the settlement then consisted of buildings on either side of this single street, expanding considerably to become the settlement that can be seen in the Ordnance Survey map of 1854. Extensive new housing was built to the east in the 1950s with the aim of establishing a new mining town here. Comparative aerial photographs can illustrate the changes.

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Kennoway from the air in 1940, with The Causeway Conservation Area highlighted in green



The conservation area in 2006, showing how development has encroached on three sides

Deterioration of the environment around the Causeway appears to have begun around the start of the 20<sup>th</sup> century, accelerating along with the rapid-post war development of the surrounding area. The change in function from a self-supporting, agriculturally based settlement to a dormitory area dominated



by local authority housing meant that the Causeway, both by virtue of its position and narrow winding nature, was no longer the major route through the settlement and is now redundant as such.

## 2.2 Archaeological and Historical Significance of the Area

As can be seen in the Ordnance Survey map of 1854, the village retained a similar form from that point until the 1940s, when development began to the east. The significance of the conservation area lies in the Causeway's survival as an indication of an older phase of settlement here, including its historic parish burial ground and several fine examples of Fife's vernacular architecture.



Kennoway's historic 17<sup>th</sup> century burial ground



An example in Kennoway of a cable scrolled skewputt, a feature of some of Fife's vernacular buildings

The conservation area boundary relates closely to the extent of the original small market settlement. There are no scheduled monuments, but the area should be considered archaeologically sensitive due to the antiquity of the settlement. The nearby Maiden Castle motte (an artificial mound on which the principal tower of a castle is set) to the south of the conservation area is a scheduled monument and indicator of early activity in the surrounding area. Traditionally associated with MacDuff, Thane of Fife, the motte here remains as a steep-sided circular mound with a flat top, 21 metres in diameter.

The social history relating to individual buildings serves to add to the significance of the conservation area with, for example, Seton House being of particular interest. Small architectural details such as skewputts also contribute to the Causeway's character.



A coat of arms set into a garage on the west side of the Causeway



### 3 Townscape Analysis

#### 3.1 Setting

Kennoway is situated on the slopes of the Fife Hills overlooking the Forth Estuary, along the top of a ridge and over a small glen, or “den”. It is approximately two miles inland from Leven, and approximately 10 miles north-east of the coastal Burgh of Kirkcaldy.

#### 3.2 Topography and Street Pattern

The entire parish slopes from the south ascending to the north. The Causeway is the one street contained within the boundary of the conservation area, and is identifiable as the original core of the village.



The view south towards the Firth of Forth

The buildings are stepped along the street to accommodate dramatic changes in height. As can be expected with this kind of setting, the highest points provide views out to the surrounding countryside, and of the picturesque variations in roof height.

#### 3.3 Building Styles and Materials

The architecture along the Causeway is of a typical Fife vernacular style with crow-stepped gables, pantiles and scroll skewputts. Some buildings and areas require maintenance and repair, but the older part of the village has retained its intrinsic character, and is worthy of protection. The building material is predominantly local sandstone, with whinstone also evident in places. Whinstone is a very hard igneous rock which is fine-grained and dark in colour. As it is difficult to work, it is normally only quarry-dressed, with softer sandstone used around door and window architraves. This can also be seen

in buildings of a similar date in nearby Leslie, where two quarries to the north of the town provided whinstone for construction.



Variation in treatment of terraced whinstone cottages

Sandstone facades vary from ashlar to coursed and random rubble, and are often harled or painted.

Traditional rubble walling is a feature of the Conservation Area, with many historic boundary walls having been retained throughout. In places, walls are badly maintained with damage due to plant growth and hard cement pointing. Some original copestones have been removed and replaced with inappropriate flat concrete slabs. More recent brick and breezeblock walls do not juxtapose well with the existing traditional walling.

Roofing is traditionally pantile or Scots slate, with modern machined pantiles and concrete tiles also in evidence. Pantiles are generally found on older domestic or outbuildings, as slate has traditionally been more expensive and difficult to source, and therefore more likely to appear on higher status or later 19<sup>th</sup> and 20<sup>th</sup> century buildings. Welsh or Spanish slate is also evident on buildings where the traditional roof covering has been replaced.

### **3.4 Listed Buildings**

There are at present eight listed buildings and a listed churchyard situated within the conservation area, included within seven entries on the Statutory List. These include a number of surviving vernacular buildings, including a cottage on the east side of the Causeway dating from 1766, with a carved stone over the lintel. Merkland and Denview are single storey cottages of early 19<sup>th</sup> century date. Fernbank, a larger three-bay house, is also early 19<sup>th</sup> century. Forbes Cottage and Forbes House are of circa 1800. All these



examples of local vernacular are C(S) listed. The B-listed Seton House with its imposing buttress is thought to have been the dower house of Blackhall Castle, and the town house of Captain Robert Seton of Drummaird. Also category B listed, the Old Kennoway churchyard dates from the 17<sup>th</sup> century and contains a number of early memorial stones as well as a small session house of 1835.



The session or watch house in the Old Kennoway Churchyard

### **3.5 Trees and Landscape**

Historically the Causeway is a main street taking the traditional form of buildings hard on to the street, with little green space. This is alleviated by the open views out to the surrounding countryside, and by large garden grounds to the rear of some properties, as well as the proximity of the den. Newer houses built at the northern end of the Causeway feature front gardens, but this is out of keeping with the traditional urban form and has meant that the original building line has been lost. Recently introduced planting, in the form of small trees, features at points along the Causeway.

### **3.6 Activity and Movement**

The Causeway, no longer a through route, is now used largely for access. Due to its largely domestic nature, a large number of cars require access and parking. Often cars are parked on the pavement, and this is problematic when the street is in places very narrow and large vehicles (eg. bin lorries) require access. Some bollards are in place to discourage parking on the pavement at the street's narrowest points.

In terms of pedestrian activity the Causeway is very quiet. Its domestic character means that there are few people "passing through". There are

several paths and access points from the Causeway to New Road, Kennoway's main through route and focus of pedestrian and traffic activity, meaning further dispersal of pedestrians. The Causeway is in direct contrast to the busy New Road, characterised by its peaceful domestic nature.

### **3.7 Public Realm**

There is little in terms of street furniture along the Causeway. Lighting is of a satisfactory height and design for the scale of buildings along the Causeway, and signage is minimal which avoids clutter or unnecessary interference in views out.

The road surface is tarmac and the pavement largely concrete block with whin kerbs. Feature setts and cobbles remain at the cemetery gate but setts have largely been replaced elsewhere and no longer characterise the street as they would have in the past.

There is a paved public seating area on New Road at the bus stop next to the Swan Hotel which contains two benches and two well-stocked planters, with a grassed area and large shrubs behind on either side of the path through to the Causeway. The benches are in disrepair, and though the area is obviously being maintained, it could be improved on.

Some additional paths and wynds between the Causeway and New Road are overgrown and in generally poor repair.



Seating area on New Road



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Contrast between setts and concrete block paving on either side of the narrow street



## 4 Negative Features

### 4.1 Buildings at Risk

A “Building at Risk” is usually a listed building, or an unlisted building within a conservation area, that meets one or several of the following criteria:

- Vacant with no identified new use
- Suffering from neglect and/or poor maintenance
- Suffering from structural problems
- Fire damaged
- Unsecured
- Open to the elements
- Threatened with demolition

However, this list is not exhaustive, and other criteria may sometimes be considered when assessing a building for inclusion in the Register. The register is maintained by the Scottish Civic Trust on behalf of Historic Scotland).

The Swan Hotel is currently on the Buildings at Risk Register. It is unlisted, but of architectural merit. In extremely poor repair, its prominent position at one end of the Causeway has a negative impact on the area as a whole when, if it were adequately repaired and maintained, it could provide an attractive focal point.



Church Hall at Hall Wynd

Another building which is not within the conservation area boundary, but which has a negative impact on it, is the church hall at the top of Hall Wynd.

The blocked windows blight what has once been an attractive building, and this could be a focus for improvement.

#### **4.2 Use of Inappropriate Materials**

The architectural character of Kennoway is dependent on the continuity of materials and appropriate design when changes are made to individual properties and areas. The character has been eroded over time due to inappropriate changes, in particular;

- uPVC doors and windows
- concrete roof tiles
- concrete copestones on rubble walling
- cement mortars and renders

Hard cement renders not only damage the appearance of an historic building, but also damage stonework beneath over time. Some properties have also been painted, which can be an unsatisfactory solution for older buildings. For further information on treatment of masonry surfaces see the Council's Planning Policy Guidelines on **Painting the Exterior of Listed Buildings and Unlisted Buildings in Conservation Areas**.

Replacement windows are also a particular issue on the Causeway. Timber sash and case windows should be repaired wherever possible, and where replacement is necessary, the original design and materials should be replicated. For further information see the Council's Planning Policy Guidelines on **Windows in Listed Buildings and Conservation Areas**.

In terms of roof tiles, modern machined pantiles and concrete tiles are not appropriate materials for traditional buildings in conservation areas. Advice should be sought from Fife Council Development Services before making changes to properties including of those mentioned above.

#### **4.3 Public and Private Open Space**

Open space and pathways along the causeway tend to be badly maintained and have a detrimental impact on the area as a whole. This includes the open area at the point where the road forks to become Swan Avenue, adjacent to the property "Khartoum". Planning consent was been granted for the site in 2006, but no work appears to have begun. Housing of an appropriate design and materials would be beneficial as the area at present creates an unsightly gap.



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Gap site at northern end of the Causeway



Overgrown public path between New Road and the Causeway

## **5 Conservation Strategy**

### **5.1 Development and Enhancement Opportunities**

#### **Development of Brownfield Sites**

The Levenmouth Area Local Plan 2004 supports the more sustainable use and re-use of land and buildings in an urban setting, assuming it is compatible with the fabric, setting and character of the historic environment. The focus will be on the re-use of brownfield sites in order to avoid the physical spread of development. The site adjacent to the property “Khartoum” and backing on to the Den is one such brownfield site within the conservation area which presents a redevelopment opportunity which could potentially enhance the area.

The Council expects high standards of design and environmental quality in all new developments in order to enhance the built environment and to protect the character of individual areas.

Scale, height and massing are all important considerations for redevelopment sites. Building height should be no higher or lower than surrounding buildings; and on the Causeway the strong horizontal lines and the proportions of solid wall to window components should be maintained. Additionally, traditional materials should be used to complement surroundings.

#### **Interpretation Panels**

The Levenmouth Area Local Plan 2004 is committed to promoting the interpretation of important townscape and historic features through the provision of signs, leaflets and guides, and also by the promotion of appropriate visitor attractions, in accordance with the Fife Signing Strategy.

#### **Architectural Features and Building Materials**

The appraisal has illustrated that the value of Kennoway as a conservation area is reliant on its building line, materials and architectural details. To avoid the loss of this as a cohesive streetscape it is vital that any new development respects the building line and the palette of colours, materials and scale. In order to maintain the unique character of existing listed and unlisted buildings, exterior changes to each property are monitored to ensure their appropriate nature. This refers to all works covered by the 2005 Article 4 Direction (Appendix 2).

Retention of existing historic fabric will be encouraged when work is being carried out to properties within the conservation area. Where replacement is necessary, appropriate design and materials should be specified. Where windows need to be replaced, for example, a like-for-like replacement of the original design will be specified, and if the existing windows are modern replacement an appropriate traditional design will be encouraged.

Residents will be made aware of the need to apply for planning permission when carrying out works to the outside of buildings other than straightforward

small-scale repairs and maintenance, and enforcement action will be taken against unauthorised development.

### **Public Realm**

Opportunities for public realm enhancement and additional sympathetic street furniture will be investigated. Street furniture within the area will be repaired and maintained as appropriate. The seating area on New Road could be improved upon, for example, through use of high quality natural stone surfacing and walling, attractive seating and street trees.

Signage clutter should be avoided through the use of clear, single signs to direct pedestrians and road users. Setts will be retained where they remain and reinstated where appropriate, and street surfaces will be maintained and repaired adequately after installation of utilities/ services.

Paths and wynds between the Causeway and New Road should be adequately maintained and improved on where possible.

### **5.2 Planning Policy**

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

- the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997
- the Historic Buildings and Ancient Monuments Act 1953
- Town and Country (General Permitted Development) (Scotland) Order 1992
- Historic Scotland Scottish Historic Environment Policy - 2008
- Scottish Planning Policy (Historic Environment) – 2009
- Planning Advice Note 71: Conservation Area Management – 2005
  
- The Finalised Fife Structure Plan 2006-2026 – Adopted by Fife Council April 2006
- Fife Council Levenmouth Area Local Plan – Adopted July 2004
- Mid Fife Local Plan – to be adopted 2011
- Article 4 Directions (Article 4 of the Town and Country (General Permitted Development) (Scotland) Order 1992)
- Fife Council Urban Design Guidelines
- Fife Council Design Guidance Notes - Various

The Fife Structure Plan seeks to safeguard Fife's heritage and natural environment by encouraging the re-use of buildings of historical or architectural interest; prioritising the use of brownfield sites for housing or other appropriate development; and encouraging development which would assist in urban regeneration. Policy SS1: Settlement Development Strategy puts the onus upon Local Plans to focus future development within existing settlements, and amongst other things the policy states that “the Council will have regard to the protection of built heritage or natural environment”. Although the Structure Plan has no specific policy relating to built heritage it



does recognise the importance of Fife's historic environment and for the need to preserve and enhance this environment. Once again the Structure Plan puts the emphasis upon the Local Plan Policies to provide for protection for the built and historic environments and for archaeology.

The Levenmouth Area Local Plan, adopted in July 2004, will be superseded in 2010 by the updated Mid Fife Local Plan. The existing Local Plan for the area pays due attention to the two Conservation Areas within the Plan area; namely The Causeway, Kennoway and Leven. The Plan specifies that Conservation Area Appraisals should be prepared for each area, as well as Article 4 Directions put in place. Policy BE11 further states:

*Development proposals within Conservation Areas and designated extensions will be required to make a positive contribution to the character and appearance of the area. They should be compatible in terms of setting, design, finish, density, scale, massing and use of authentic replacement elements.*

### **5.3 Supplementary Planning Guidance**

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
- Display of Advertisements
- Creating Better Places – The Fife Urban Design Guide

Fife also takes enforcement action against unauthorised development. In particular, it has a track record of ensuring that the quality and attractiveness of historic buildings and areas are not eroded by unauthorised or inappropriate development. This is further supplemented by the use of urgent and full repairs 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 and redevelopment of buildings and sites.

### **5.4 Article 4 Directions**

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 Article 4 Directions (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.

The combined effect of conservation area status and an Article 4 Direction is that the following type of work will require planning permission or Conservation Area Consent:

- Any alteration to the exterior of a building, including windows, doors, walls, roof, chimneys, paint work and rainwater goods
- Any extensions to buildings, including canopies, porches, conservatories, car ports, whether or not they are at the 'back of' the building
- Erection of satellite dishes or C.B. aerials
- Construction of any walls or fences
- Formation of major areas of hard surfacing on garden ground
- Demolition of buildings or structures (with certain exemptions)
- Works affecting trees e.g. felling, lopping or pruning
- Article 4 Directions also generally cover some work undertaken by Local Authorities and Statutory Undertakers (e.g. gas, electricity).

Details of the Kennoway Conservation Area Article 4 Directions are provided in Appendix 2.

### **5.5 Monitoring and Review**

Policies relating to the Conservation Area will be reviewed at five year intervals with the production of the Local Plan covering Kennoway.

### **5.6 Further Advice**

For any advice on conservation areas and listed buildings contact:

Planner (Built Heritage)  
Fife Council Development Services  
2 Wemyssfield  
Kirkcaldy  
KY1 1XW  
Telephone 08451 555 555 ext.473816

[www.fifedirect.org.uk](http://www.fifedirect.org.uk) The Fife Council website offers general information on listed buildings and conservation areas.

[www.historic-scotland.gov.uk](http://www.historic-scotland.gov.uk) The Historic Scotland Website is good for general advice on maintaining listed buildings but it also provides full listing details of all of Scotland's listed buildings.

## APPENDIX ONE

### Listed Buildings in Kennoway Conservation Area

ADDRESS	DESCRIPTION	CATEGORY
The Causeway (West Side) Forbes House with boundary walls	Circa 1800. 2-storey, 3-bay house. Squared rubble with rusticated quoins and raised margins. Eaves lintel course.	C(S)
The Causeway (West Side) Forbes Cottage with boundary walls	Circa 1800. Single storey and laigh floor, 3-bay cottage on ground falling to S. Squared rubble and harl. Eaves course.	C(S)
The Causeway (East Side), Garage at the Cottage	Dated 1766, altered later 20th century. 2- storey, 3-bay, rectangular-plan, crowstepped house (now part garage). Harled.	C(S)
The Causeway (West Side) Merkland Cottage and Denview	Early 19th century. Pair of single storey, 3- bay cottages on ground falling to S. Random rubble (Merkland Cottage painted) with droved ashlar dressings.	C(S)
The Causeway (West Side) Seton House	18th century; altered 1877. 2-storey, 4- bay, rectangular-plan, crowstepped house with timpany gable and stone-clad brick buttress. Random rubble with raised margins.	B
Old Kennoway Churchyard with Session Room/ Watch House	Robert Hutchison, 1835. Single storey, slated, bow-ended watch house with session room, and 17th century cemetery. High rubble boundary walls with flat-coped, square-section, droved ashlar gatepiers and decorative cast-iron gates.	B
The Causeway (East Side) Fernbank with boundary walls	Early 19th century. 2-storey, 3-bay house. Coursed and squared rubble, random rubble to sides and rear, squared rubble quoins.	C(S)

## APPENDIX TWO

### THE CAUSEWAY KENNOWAY CONSERVATION AREA ARTICLE 4 DIRECTIONS

The Causeway Kennoway Conservation Area was designated in 1977, and Article 4 Directions under the 1981 GDPO cover the area in Use Classes I (1,2); II(1,2); XI, XV (4,5) and XX. The following Article 4 Directions under the 1992 GPDO update and replace the existing Directions for the area.

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	The carrying out on land within the boundaries of a private road or private way of works required for the maintenance or	To prevent unmitigated development and inappropriate alteration and/or development within

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Class 27	improvement of the road or way.	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 form indiscriminate installation of boxes, pouches or machines.
Part 13 Class 43A	To allow permitted development rights to East of Scotland Water for development consisting of the erection, construction and maintenance in relation to their statutory functions.	To protect the townscape from indiscriminate installation of pipelines and equipment and cabins, antennae and other plan machinery or equipment.