

LINKS ROAD, LEVEN CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



CONTENTS

	Page
1. Introduction and Purpose	
1.1 Conservation Areas	2
1.2 The Purpose of this Document	4
2. Historical Development	
2.1 Origins and Development of Settlement	5
2.2 Archaeological and Historical Significance of the Area	6
2.3 Development of the Area	6
3. Townscape Analysis	
3.1 Setting, Topography and Street Pattern	7
3.2 Views and Vistas	9
3.3 Building Styles	9
3.4 Listed Buildings	10
3.5 Building Materials	10
3.6 Trees and Landscape	11
3.7 Activity and Movement	12
3.8 Public Realm	12
3.9 Negative Features	13
4. Character Areas	13
5. Conservation Management Strategy	
5.1 Development and Enhancement Opportunities	14
5.2 Boundary Refinement	14
5.3 Planning Policy	14
5.4 Long Term Management	16
5.5 Supplementary Planning Guidance	16
5.6 Article 4 Directions	16
5.7 Grants and Funding	17
5.8 Monitoring and Review	17
5.9 Further Advice	17
Appendix 1: Conservation Area Boundary Description and Schedule of Streets within the Conservation Area	18
Appendix 2: Listed Buildings within the Conservation Area	19
Appendix 3: Article 4 Directions	20

1. Introduction and Purpose

1.1 Conservation Areas

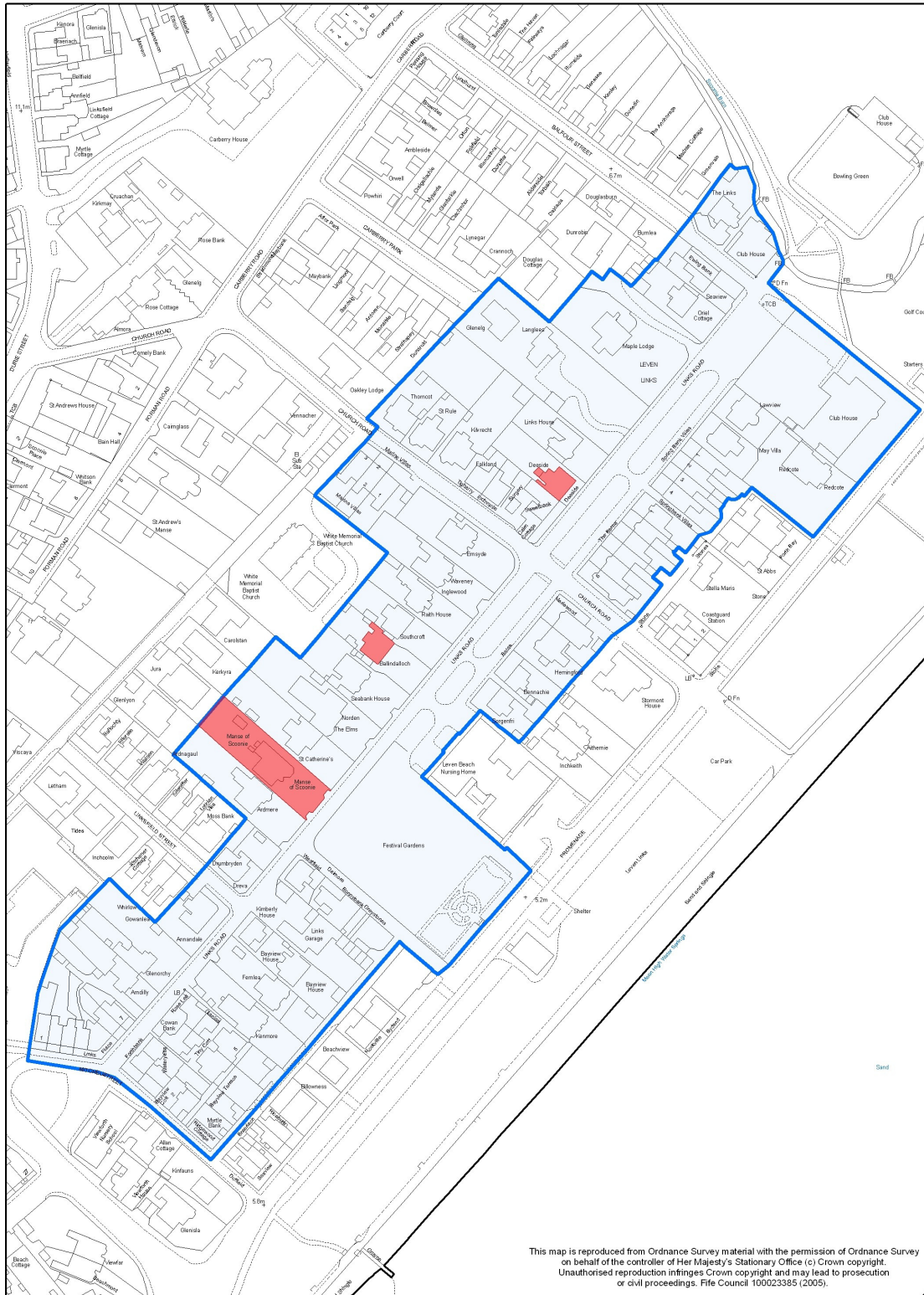
In accordance with the provisions contained in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 all planning authorities are obliged to consider the designation of conservation areas from time to time. Links Road, Leven Conservation Area is one of 48 conservation areas located in Fife. These are all areas of particular architectural or historic value, the character or appearance of which 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.



Links Road looking north east 1910

It is not intended to restrict new development within the boundary of a conservation area, but rather to provide a positive service by way of guidance and example so that any new development integrates successfully with the existing landscape and architectural form. A written description of the Links Road, Leven Conservation Area Boundaries and a schedule of properties within the boundaries is included in Appendix 1.

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<p>— Conservation Area</p> <p>■ C(s) Listed building</p>	<h2 style="margin: 0;">LEVEN CONSERVATION AREA</h2>	<p>N</p> <p>1:2250</p>	<p>Fife COUNCIL Development Services</p>
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NOT TO SCALE

1.2 The Purpose of this Document

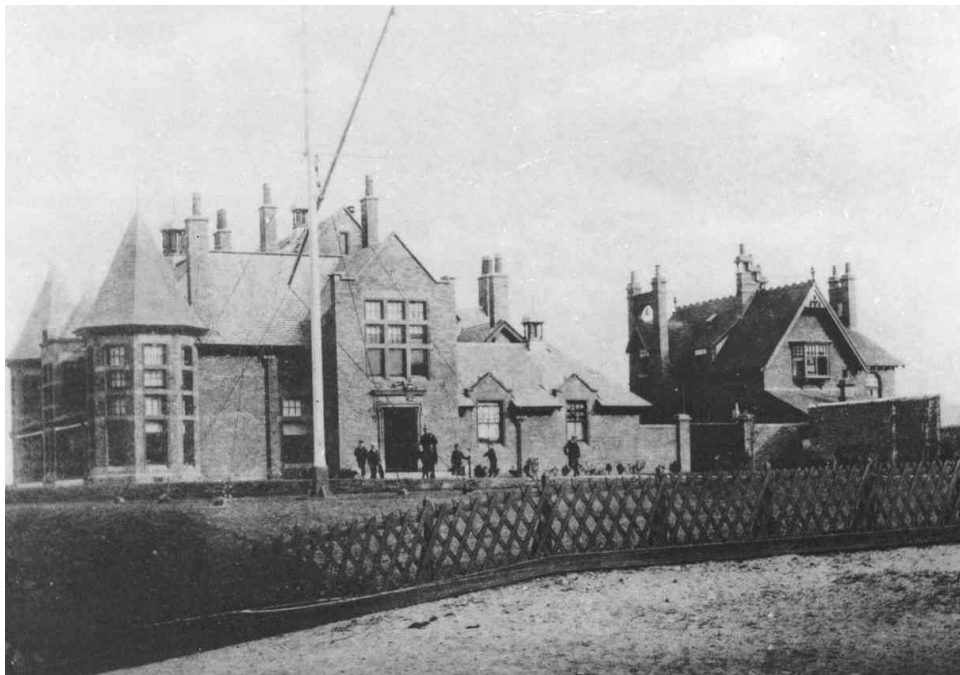
The purpose of the Links Road, Leven Conservation Area Appraisal is:

- To confirm the importance of the designation of the area and to review the current conservation area boundaries
- 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 provide a framework for conservation area management

The appraisal provides a useful tool for assisting Development Services in carrying out its development planning and development control functions in relation to this important historic environment.

The original report promoting the Links Road, Leven Conservation Area was approved by Kirkcaldy District Council on 11 April 1978 with the designation of Links Road, Leven Conservation Area following and coming into effect on 8th May 1978.

This document supersedes the 1989 Draft Appraisal “Links Road, Leven – An Area for Conservation” booklet and provides a more in-depth analysis of the area and a section which outlines a ten year Conservation Management Strategy for Links Road, Leven Conservation Area.



Inner Leven Clubhouse and Redcote – c.1900

Redcote is most likely to have been constructed of locally manufactured Scoonie Bricks.

2. Historical Development

2.1 Origins and Development of Settlement

A settlement has existed at the mouth of the Leven since at least 1050 AD, when the church and the parish of Scoonie are noted in the earliest surviving records. However, by the time of the next known reference which appears in the charters of 1546, the village had taken the name of the river and was known as “Levynnis-mouth”. There is nothing to indicate the size of the burgh at that time but it is probable that it was nothing more than a small fishing village sited at the mouth of a once notable trout stream. An entry in the King’s Exchequer notes that “12 shillings were paid as freight of boat of 20 carcasses of salted oxen” indicating that there was a small harbour.

The port activity and the associated fishing fleet were the basis of the town’s growth over the following centuries, although salt panning was also important, and in 1755 the population numbered 1100. By then, the Industrial Revolution had begun and Leven, like many places in Scotland, expanded rapidly. In the 50 year period between 1841 and 1891 the population had grown from 1827 to 4577 inhabitants.

In addition to the harbour, the first-phase industries of coal mining, hand-loom weaving and brick-making were quick to develop, and these were followed by more complex heavy industries such as an iron foundry, oil-cake and paper manufacturing and the modernisation of the coal mines. By the beginning of the 20th century Leven was a thriving small burgh and according to the 1901 census 6,342 people lived in the parish. Although the town expanded significantly during the 20th century the conservation area concentrates on that part of Leven which survives from the late nineteenth century and reflects the burgh’s prosperity at that time.

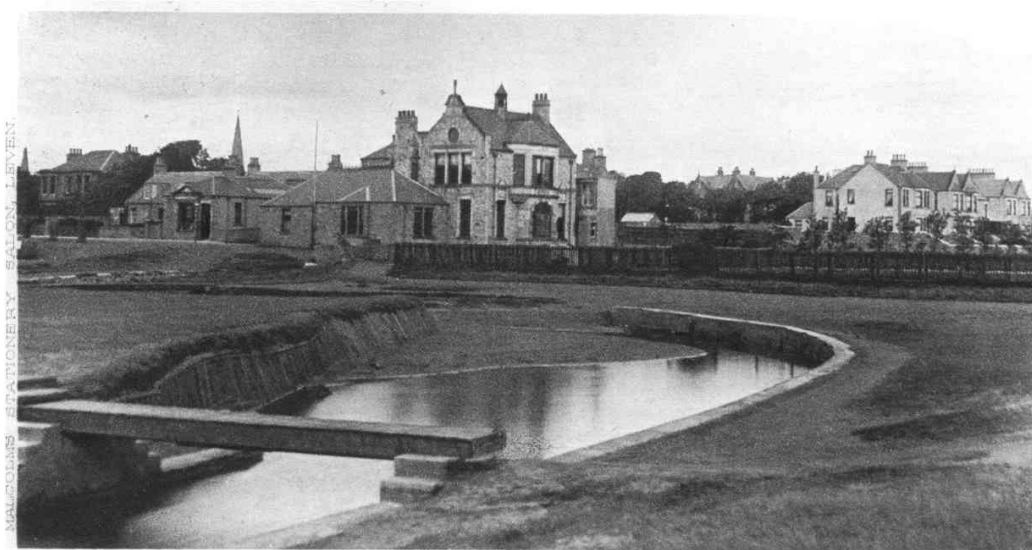


South side, north-east end of Links Road - 2009

2.2 Archaeological and Historical Significance of the Area

Leven's development has occurred on the north side of the river. It is hardly surprising that during the late Victorian period, those who could afford to – the manufacturers, managers and professionals – chose to live in an attractive environment, away from the centre of the busy town. Their houses were built to the north-east, close to open countryside, and with attractive views across the Forth, for at that time Links Road, as its name implies, fronted the shore.

The archaeological potential of the area is to date untested. There are no recorded archaeological findings within the Links Road area and there are no Ancient Scheduled Monuments within the immediate vicinity.



View looking west towards Links Road, taken from Leven Golf Course. Scoonie Burn in the foreground with Scoonie Burn Clubhouse behind. No date on photograph

2.3 Development of the Area

Scoonie Burn formed the northern boundary of the burgh, and the open land of the Links lay beyond. There, golf was officially established in the 19th century with the formation of the Inner Leven, Leven and Thistle Golf Clubs, and the bowling club was formed in 1860. The social value of organised recreation was recognised by the community with the development of club houses and the widening of Links Road into an impressive approach. In time, new villas were built on the seaward side of Links Road. But the layout of this part of the area was not completed until 1910, when the Promenade was constructed by the North British Railway Company in return for filling-in the then Leven harbour.

3. Townscape Analysis

3.1 Setting, Topography and Street Pattern

Leven is situated on the northern shore of the Firth of Forth, stretching along the low and sandy fore-shore of Largo Bay. From there the surface rises gradually to reach an altitude of 183m at Kilmux Wood.

Links Road is situated on the coastal plain and the conservation area mainly focuses on this road which runs in a south-west to north-east direction. Sections of the north side of Mitchell Street are included at the southern end of the conservation area. With most of Church Road and a small section of Balfour Street also included towards the centre and north-east end of the area respectively.

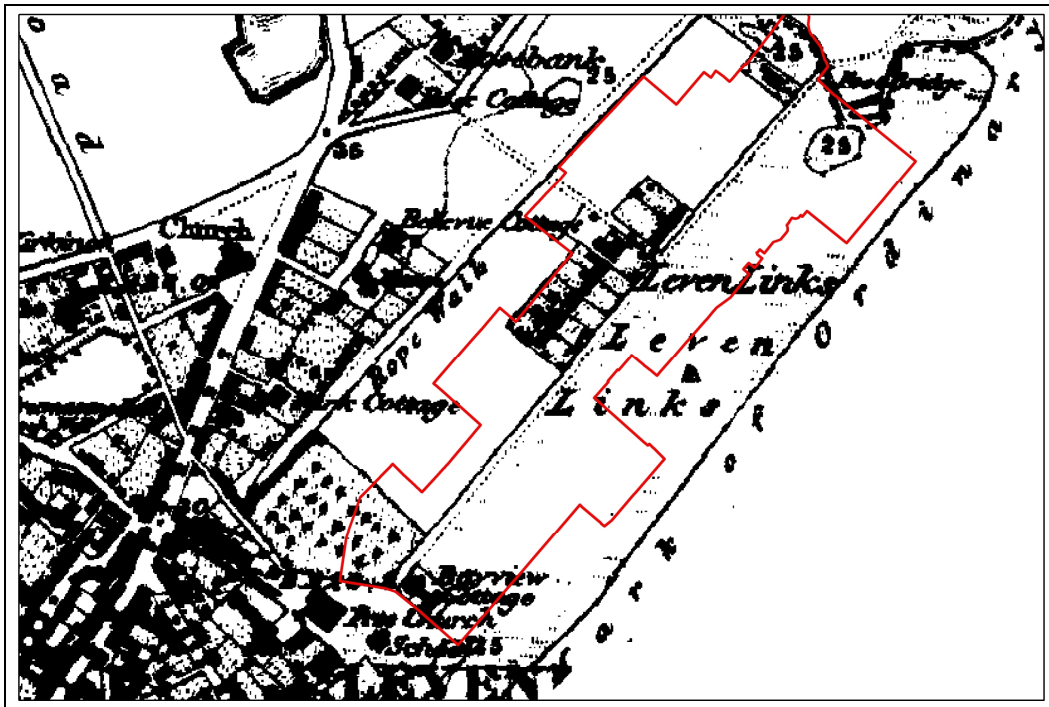


*Links Place at south-west end of Links Road on north side – 1908
Built in 1876 by local builder George Wilkie.*

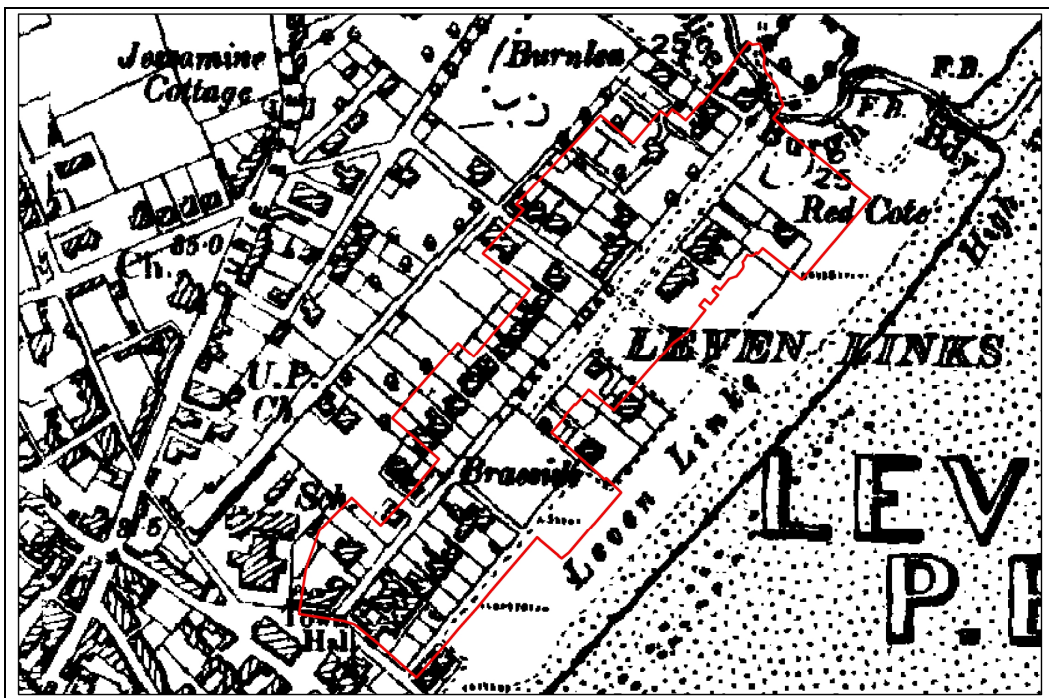


Links Place – 2009

LINKS ROAD, LEVEN
CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



Extract of 1854 1st Edition Ordnance Survey Plan – Not to Scale



Extract of 2nd Edition 1894 Ordnance Survey Plan – Not to Scale

Links Road Conservation Area Boundary outlined in red

3.2 Views and Vistas

At one time, as the name suggests Links Road faced onto the open shore and would have enjoyed open vistas across Largo Bay and the River Forth. In addition, prior to the planting of street trees, the open ground of the golf courses and Largo Law to the north east would have been visible (see below). Today only glimpses of the open water are offered to a few properties which are situated opposite the Festival Gardens, which were laid out in 1950.



Links Road, looking north-east with a view of Largo Law visible - 1911



View across Festival Gardens - 2009

3.3 Building Styles

A look at the First Edition Ordnance survey of 1854 shows that by then only a dozen houses had been built in the area. Several were traditional cottages or showed signs of early 19th century refinement. However, some on the south-west corner of Links Road and Church Road had already been built as large villas in the latest Victorian

splendour. Yet in just over half-a-century all of the area had been developed.

The prosperity of the area is evident when looking at some of the first residents at Links Place. This included Edgar L. Boase of Scoonie Spinning Mill at No.1 and at No.2 Charles Carlow, Chairman of Fife Coal Company prior to his move to the Carlow family home, Linwood Hall, which was built in 1898. At No 5, paper maker William Gosset resided for a short period before moving to Glenlyon House.

Another early notable resident of the street included George Donaldson, of James Donaldson and Sons Timber Merchants of Tayport and Leven. George resided at "The Elms" for many years and is locally renowned for his monogram painted, chauffeur driven Daimler¹.

3.4 Listed Buildings

There are three listed buildings within the conservation area. All are category C(S) listed.



Category C(S) listed "Deeside" with rounded dormers, 1908

3.5 Building Materials

Most of the houses are two storey and are constructed out of stone with slate roofs. On the elevations there is a predominance of wall over door and window openings, with the latter being vertically proportioned to accommodate sash and casement windows. Whilst decoration is provided by typical, Victorian detailing, variations occur so that some houses with resplendent facades and extremely ornate architectural features are more grandiose than others. Of particular note are "Arndilly" and "Glenorchy", "Scoonie Manse" and "Maple Lodge".

¹ Information on notable early residents extracted from "Images of Scotland – Around Leven", E. Caldwell, 2000.

LINKS ROAD, LEVEN
CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



Properties on the north side of Links Road



Links Road, north side



Links Road, south side



Church Road, east side



Links Road, north end

3.6 Trees and Landscape

The conservation area is centred around Links Road, which is the main spatial feature. This street, which leads to the Links, is enclosed to some extent by mature trees, but mainly by the villas. The detached houses on the north-west side are surrounded by large gardens and are situated well back from the pavement. This generous layout, together with the trees and the road's imposing straightness combine to emphasise the prestige of the development over a century ago.

The Festival Gardens, set out in 1950, offer a formally laid out public open space and a small play area towards the south-west end of the conservation area (see pg.7).

3.7 Activity and Movement

Links Road and the surrounding streets are all residential and do not serve as through routes. Access to the golf club and adjacent car parks to the north-east of the waterfront is provided from the Promenade out with the conservation area.

Vehicular and pedestrian movement within the conservation area can therefore, almost exclusively, be attributed to residents within the area going about their daily business.

3.8 Public Realm

Photographic evidence indicates that as the area developed in the late 19th century pavements were formed using whin kerbs and granolithic paving, early road surfaces appear to be graded gravel although by 1910 this appears to have given way to asphalt. Gas street lighting is evident in the early photograph and trees were planted. Boundary treatments appear to range from simple metal post and wire railings to more elaborate timber lattice work (see photo below) and elegant wrought iron boundary treatments can be seen on some of the older photographs (see page 9).



Links Road looking west – 1904

An audit of the existing streets reveals that little remains of Victorian street surfaces, apart from the road kerbs that are predominantly whin with traces of granolithic paving to be found throughout the area. Stone boundary walls are a common feature and are general of coursed rubble although there are some examples of finer ashlar stonework and

LINKS ROAD, LEVEN
CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

brick walls are also common. Unfortunately very little trace of the beautiful wrought iron railings evident in many of the older pictures can be seen today. Whilst the elegant gas lamp standards have given way to uninspiring modern street lighting columns.



South side of Links Road, note paving surfaces, boundary treatments and lighting



Post box and mix of boundary treatments

The footpaths within the area are predominantly surfaced with concrete paving slabs but there are areas of asphalt with coloured stone chips, and coloured brick paving can be found within the Festival Gardens. The overall condition varies and the end result is less than visually pleasing in many sections.

3.9 Negative Features

The extent of loss, intrusion and damage in the area is significant, with a number of negative features adversely affecting the overall historic character of the area. This includes:

- Unsympathetic infill housing on Links Road
- Incremental changes to the historic fabric (eg. replacement windows, exposed cabling, satellite dishes, cement renders, etc)
- Dereliction and disuse of buildings
- Poorly maintained public realm

4. Character Areas

Links Road Conservation Area reads as a single entity. It was developed as a residential area in just over a 50 year period and as a result there is an almost uniform building style throughout which is the defining factor in the area's character (see photographs on pg.11).

5. Conservation Management Plan

5.1 Development and Enhancement Opportunities

There are no specific development or enhancement opportunities identified for Links Road, Leven within the Draft Kirkcaldy and Mid Fife Local Plan – October 2008 which replaces the current Levenmouth Area Local Plan – July 2004. However, there are many small scale streetscape and landscape enhancement opportunities evident within the conservation area. Suggested areas include:

- Provision of new signage, guides and leaflets for the area
- Footpath re-surfacing
- Installation of new lighting columns in a more sympathetic design
- Planting enhancement opportunities within the Festival Gardens and on the open area of ground running down Links Road that would also benefit from some form of boundary definition treatment.

5.2 Boundary Refinement

There are no proposals to extend or alter the Links Road, Leven Conservation Area boundaries. The original Conservation Area was designated in 1978.

5.3 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
 - Town and Country Planning (Scotland) Act 2007
 - Planning etc (Scotland) Act 2006
 - Historic Buildings and Ancient Monuments Act 1979
 - Town and Country (General Permitted Development) (Scotland) Order 1992
 - Scottish Historic Environmental Policy (SHEP) – October 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 Masterplans Handbook
 - 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 environments and for the need to preserve and enhance these environments. 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 (July 2004) provides the main policy framework for Links Road, Leven. It is this statutory framework which will ensure, also, that all the improvements are carried out in a fashion most appropriate to the sensitive and imaginative conservation of the area. In summary, this framework is as follows:

- Policies BE11 to BE16, covering Conservation Areas, alterations and extensions to listed buildings, demolition of listed buildings, setting of listed buildings, window policies and changes of use of listed buildings;
- Proposal 3 directs that Article 4 Directions for Conservation Areas will be updated and revised within the Plan period (Completed 2005);
- Proposal 4 directs that Conservation Area appraisals will be undertaken within the Plan period, leading to Conservation Plans, provide design guidance and draw up a schedule of required improvements for the building stock and streetscape; and
- Proposal 5 indicates that the rehabilitation and repair of historic buildings at risk will be promoted.

Having secured improvements to historic areas, enhanced interpretation of important townscape and historic features through the provision of signage, guides and leaflets is advocated by Proposal 6 of the Local Plan. This interpretation provision will be guided by Fife Council's "Fife Interpretation Strategy".

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

5.4 Long Term Management

The Draft Mid-Fife Local Plan issued in October 2008 will be adopted by 2011. This plan will replace the Levenmouth Area Local Plan 2004. The policies contained within the replacement plan provide a continuing commitment to regeneration and enhancement of the built heritage up until 2021. A list of relevant policies and proposals is outlined below:

- Policy E2 Development Within Town and Village Envelopes
- Policy E3 Development Quality – Environmental Impact
- Policy E4 Development Quality – Design
- Policy E5 Housing Development and Open Space
- Policy E7 Conservation Areas
- Policy E8 Listed Buildings
- Policy E9 Demolition of Listed Buildings

Although the plan is designed to cover a 10 year period it will be reviewed after 5 years, allowing for any future developments which may come forward affecting the conservation area.

5.5 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 Council 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 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.

5.6 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.

Details of the Links Road, Leven Conservation Area Article 4 Directions are provided in Appendix 3.

5.7 Grants and Funding

There are no grant schemes available or planned for Links Road, Leven in the foreseeable future. Limited grants may be available for listed buildings from Historic Scotland.

5.8 **Monitoring and Review**

The Conservation Area Appraisal will be periodically reviewed in keeping with long term management agenda set out for the Local Plan which covers the area, as outlined in Section 5.4.

5.9 **Further Advice**

For general advice and advice on grants contact:

Planner (Built Heritage)	Historic Scotland
Fife Council Development Services	Longmore House
Town House	Salisbury Place
1 Wemyssfeild	Edinburgh
Kirkcaldy	EH9 1SH
KY1 1XW	Telephone:0131 668 8600
Telephone: 08451 555 555 473 742	

5.10 **Recommended Reading and Other Resources**

The following books, reference library and websites are recommended:

- Caldwell, E, 2000 "**Images of Scotland – Around Leven**", Tempus Publishing Ltd, Great Britain.
- Gifford, J, 1988 "**The Buildings Of Scotland – Fife**", Penguin Books, London
- Pride, G.L, 1999 "**The Kingdom of Fife – An Illustrated Architectural Guide**", Inglis Allen, Edinburgh
- Millar, A.H. (1895) "**Fife Pictorial and Historical – Its People, Burghs, Castles and Mansions - Vol II**" - A. Westwood and Son, Cupar.

Contact **Kirkcaldy Central Reference Library** to view an extensive digitised photo archive which covers many parts of Fife. Appointments are necessary to view the collection. Photos are available on request.

www.fifedirect.org.uk The Fife Council website offers general information on listed buildings and conservation areas.

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 1:

Conservation Area Boundary Description

Starting at the north-east corner of the curtilage of the Leven Golfing Society the boundary runs south-westwards along the Promenade until it turns north-westwards along the side of "Redcote". It then continues south-westwards along the rear of the cartilages facing onto Links Road, until it deviates by excluding the Beach Hotel but including the park between the Promenade and Links Road, before continuing south-westwards along the middle of the road on the seaward side of Bayview Terrace. It then runs along the side of the foresaid cartilage. From there it takes in the cultilages of "Arndilly" and "Glenorchy", continues along the rear boundaries to include all properties fronting onto Links Road as far as Balfour Street and those on Chruch Road as far as No.3. "Thorncot". "Ewing Bank" is included and Balfour Street is crossed to include the shop and house at No3. and the Leven Thistle Golf Club, then the boundary turns to proceed in a south-easterly direction alongside the Leven Golfing Society property to the starting point.

Schedule of Streets within the Conservation Area

Balfour Street – Ewing Bank and adjacent properties to either side, The Links and the Club House

Bayview Terrace - all properties on the south side including Kenmore, Fernlea, Bayview House, Links Garage and facing onto Festival Gardens Greystones, Bonnybank, Dalmore and Westfeild.

Church Road – 1-3 Marine Villas, and Thornlea, St Rule, Kilvrecht, Tigharry, Inchvanie and the Surgery

Links Road – all properties except Leven Beach Nursing Home

Mitchell Street- 1-4 Links Place, Wateryetts, Bayview Cottage, Ridgewood Cottage, Myrtle Bank.

Promenade – Redcote and Clubhouse

Appendix 2: Listed Buildings within the Conservation Area

Item No.	Address	Description and Listing Category	
23	Ballindalloch, Links Road	<p>Earlier 19th century. Single storey and attic, 3-bay house with stone wallhead gabled dormer and rounded slate-hung dormer windows. Dark whinstone rubble with contrasting ashlar dressings.</p> <p>12-pane glazing pattern in timber sash and case windows. Grey slates. Coped ashlar stacks with thackstones and cans, and ashlar coped skewes.</p>	C(S)
24	Deeside, Links Road	<p>Earlier 19th century. Single storey and attic, 3-bay cottage closing short terrace to W, with gabled wallhead dormer and rounded slate-hung dormer windows. Whitewashed rubble with raised quoins.</p> <p>4 and 12-pane glazing in timber sash and case windows. Grey slates. Coped ashlar stacks with cans and ashlar-coped skewes.</p>	C(S)
25	Scoonie Manse with Boundary Walls, Links Road	<p>Late 19th to early 20th century. 2-storey, 3-bay, L-plan house with polygonal 'tower' bay and decorative timber-pedimented dormerheaded windows. Stugged ashlar and squared rubble. 1st floor cill course. Chamfered arrises and stone mullions.</p> <p>4-pane glazing in timber sash and case windows, coloured margin to stair window. Grey slates. Coped ashlar and brick stacks with cans; plain bargeboarding and overhanging eaves; decorative cast-iron finials and cast-iron downpipes with decorative rainwater hoppers and fixings.</p> <p>Coped rubble boundary walls.</p> <p>Formerly known as "Balgonie", the house became the Church of Scotland Manse, known as "Scoonie Manse", in 1962. During WWII it was used by Polish officers to whom there is a memorial in the park opposite. Style of Andrew Heiton.</p>	C(S)

LINKS ROAD, LEVEN
CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

APPENDIX 3: LINKS ROAD LEVEN CONSERVATION AREA ARTICLE 4 DIRECTIONS

The Links Road Leven Conservation Area was designated in 1989, and Article 4 Directions under the 1981 GDPO cover the area in Use Classes I (1,2,3); II(1,2); XI, XII; 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 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	The erection or construction and the maintenance, improvement or other alteration by a local authority of	To protect the special character, fabric and layout of an historic building and the

LINKS ROAD, LEVEN
CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Class 30	certain buildings, works or equipment.	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 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.

Made under the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 Effective from 18 November 2005