## Local Government and Communities Directorate Planning and Architecture Division: Planning Decisions



T: 0131-244 7070

E: planning.decisions@gov.scot

Neal MacPherson Principal Planning Officer The Moray Council

neal.macpherson@moray.gov.uk

Your ref: 16/00854/LBC Our ref: NAL-MRY-001

15 March 2017

Dear Mr MacPherson

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (SCOTLAND) ACT 1997

THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (NOTIFICATION OF APPLICATIONS) DIRECTION 2015
PROPOSED DEMOLITION AND RECONSTRUCTION WORKS AT 184-188 HIGH STREET. ELGIN

I refer to your Council's letter and enclosures of 12 January 2017 notifying the above application to Ministers following consideration by The Moray Council who were minded to grant listed building consent against the advice of Historic Environment Scotland.

Having considered the proposal, Ministers have decided, in terms of Section 11 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 to require the application to be referred to them for determination. Accordingly, a Direction, given in terms of Section 11, is enclosed.

Ministers have given this Direction in view of the proposed development's potential conflict with national historic environment policies. It is considered that the issues raised would benefit from further scrutiny.

The planning authority are requested to serve notice on the applicant for listed building consent of the terms of this Direction, the reasons for issuing it, that the application has been referred to Ministers and that the decision of Ministers will be final. The application should now be submitted to Planning and Environmental Appeals Division (DPEA) in Falkirk for examination by a reporter. A disk containing all the application documentation should be sent by your Council to David Henderson, Head of Performance and Administration, 4 The Courtyard, Callendar Business Park, Callendar Road, Falkirk, FK1 1XR as these will be required by DPEA to insert on to their web site.









Thereafter, the appointed reporter has been asked to submit a report with recommendations to Ministers for their consideration and determination.

Any queries relating to the future handling of the case should be directed to DPEA.

Yours sincerely

LYNDSEY MURRAY









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The Scottish Ministers, in exercise of the powers conferred on them by Section 11 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, and of all other powers enabling them in that behalf, hereby direct that The Moray Council refer to them for determination an application for listed building consent under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, received by them from Springfield Properties Ltd, for the proposed demolition and reconstruction works at 184-188 High Street, Elgin.

This Direction is given in view of the proposed development's potential conflict with national historic environment policies. It is considered that the issues raised would benefit from further scrutiny by Ministers.

This Direction may be cited as, The Planning (Listed Building Consent and Conservation Area Consent) (Reference of Application) (The Moray Council) (Proposed demolition and reconstruction works at 184-188 High Street, Elgin) Direction 2017.

LYNDSEY MURRAY
Planning Decisions Manager

Scottish Government
Directorate for Local Government and Communities
Planning and Architecture Division
Planning Decisions
Victoria Quay
EDINBURGH
EH6 6QQ

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