

Robert Grant
Springfield Properties

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Our ref: NAL-MRY-001

26 October 2017

Dear Mr Grant

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

APPLICATION FOR LISTED BUILDING CONSENT

PROPOSED DEMOLITION WITH REINSTATEMENT OF FAÇADE WITH NEW BUILD ELEMENTS TO REAR, TO FORM 1 RETAIL UNIT AND 15 SERVICED ACCOMMODATION APARTMENTS AT 184-188 HIGH STREET, ELGIN

1. This letter contains Scottish Ministers' decision on the above application submitted to The Moray Council on behalf of Springfield Properties. The application was called in for Scottish Ministers' determination on 15 March 2017.

2. The application has been considered by written submissions and a site inspection by Mr Richard Hickman, MA BA(Hons) DipTP MRTPI, a reporter appointed for that purpose. A copy of Mr Hickman's report is enclosed.

Consideration by the Reporter

3. The reporter's conclusions and recommendations are set out in paragraphs 37 to 60.

Scottish Ministers' Decision

4. Scottish Ministers have carefully considered the written submissions and the reporter's conclusions and recommendations. They accept the reporter's conclusions and recommendations and adopt them for the purpose of their own decision. Accordingly, Scottish Ministers hereby refuse listed building consent for the proposed demolition with reinstatement of façade with new build elements to rear, to form one retail unit and 15 serviced accommodation apartments at 184-188 High Street, Elgin.

5. The foregoing decision of Scottish Ministers is final, subject to the right, conferred by Sections 57 and 58 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, of any person aggrieved by the decision to apply to the Court of Session within 6 weeks of the date hereof. On any such application the Court may quash the decision if

satisfied that it is not within the powers of the Act, or that the appellant's interests have been substantially prejudiced by a failure to comply with any requirements of the Act, or of the Tribunals and Inquiries Act 1992, or any orders, regulations or rules made under these Acts.

6. A copy of this letter and the reporter's report has been sent to The Moray Council, Elgin Community Council, Elgin BID Ltd and Historic Environment Scotland. Those parties who lodged representations will receive a copy of this letter.

Yours sincerely

LYNDSEY MURRAY