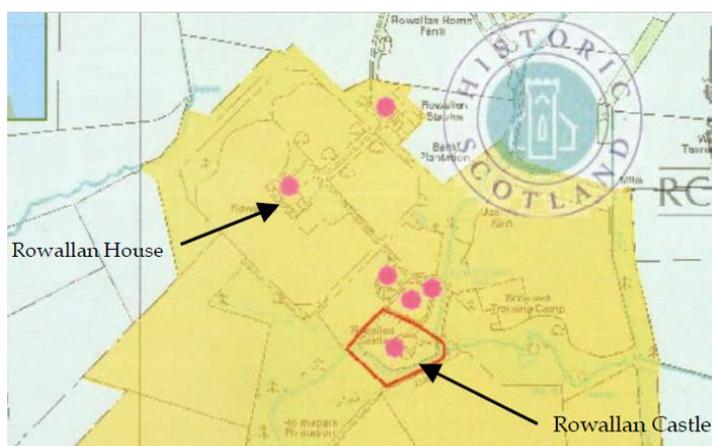
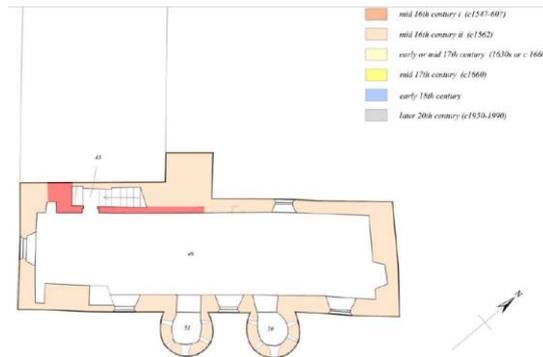


Case reference	SMC-EAY-001
Application details Site address	Works to Room 49 - Retrospective Rowallan Castle, Kilmaurs (SM 90254)
Applicant Determining Authority Local Authority Area	Duffield Morgan Limited Historic Environment Scotland (HES) East Ayrshire Council
Reason(s) for notification	Notification Direction 2015 – works to be granted Scheduled Monument Consent by Historic Environment Scotland go beyond the minimum level of intervention that is consistent with conserving what is culturally significant in a monument.
Representations	Nil
Date notified to Ministers Date of recommendation	20 November 2017 20 December 2017
Decision / recommendation	Clear

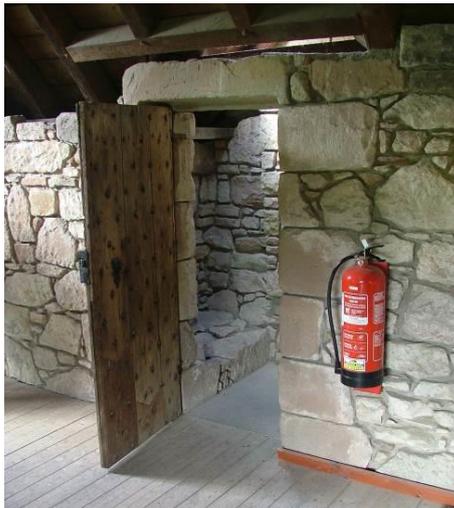
Description of Proposal and Site:

- Scheduled Monument Consent (SMC) is sought for the plastering of east and west masonry wall faces, pointing of south and north walls, strapping out and insulation of wallheads and ceiling, resetting of door lintel and jambs and insertion of slates vents in roof of the Long Gallery, known as Room 49, Rowallan Castle.
- The monument comprises Rowallan Castle and its courtyard complex which is regarded an exemplar of Renaissance architecture. Built as a mediaeval castle in the 15th century and transformed into a lairds house in 18th century, its occupation subsequently declined. It was taken into guardianship by Scottish Ministers and significant remedial works were carried out in the 1960s to consolidate the fabric. Guardianship was rescinded in 2015.





Drawing showing age of building fabric - Long Gallery Room 49



Photographs showing 'before works' and 'after works' - Room 49 Long Gallery

Consultations and Representations:

- No representations were received by HES during their consideration. After notification PAD received further information from the applicant clarifying how the works had been carried out while minimising impact on the historic fabric.
- PAD consulted SG Culture and Historic Environment Division following notification and they have no further comments to make.

Assessment:

1. Historic Environment Scotland (HES) are minded to grant retrospective consent for the works to the scheduled monument, as they had no direct conservation benefit, and go beyond the minimum level of intervention which is consistent with

conserving what is culturally significant in the monument. This is a significant departure from policy as set out in section 3.16 of HES' Policy Statement.

2. The application has been submitted by the current owner who is undertaking works to convert the building into guest accommodation. Previously Rowallan Castle was a Property in the Care of Scottish Ministers, under the guardianship of Historic Scotland. This arrangement was rescinded in 2015 and the responsibility for the management of the monument returned to the owner. Ministers agreed in principle to the applicants desire to change use to guest accommodation and in 2015 a related SMC application was granted for a suite of works to enable this change of use.
3. A consideration of the previous SMC was that plastering was to be held back from key features leaving the masonry exposed around interesting architectural detail or where this would aid in the understanding and appreciation of the monument's historical development. The works previously consented for Room 49 as part of the above agreement were restricted to minor repointing as no conversion works were proposed at this time due to the presence of bats.
4. HES indicates that the works are unauthorised as they go beyond the scope of the previous SMC and were undertaken by the applicant and their contracted stonemason without advice from the applicant's conservation architect.
5. HES considers that the works have impacted upon the character of Room 49 and obscured historic fabric and features. The works were not necessary for conservation reasons and the loss of the visibility of the wallhead affects an ability to understand and appreciate the historic development of the monument.
6. The applicant has also clarified that after taking advice from an SNH accredited bat worker and providing a new bat roost in early 2015 there are no longer any bat issues to consider in Room 49.
7. As the works were not agreed prior to completion, the application does not comply with section 3.20 of HES' policy statement. HES consider that the plasterwork is reversible but the resetting of the masonry around the doorway may not have been necessary. However, they consider that the benefits of the works are greater than the negative effects upon the character and fabric of the monument. The works are concluded to be broadly consistent with relevant policy. However the proposal is not considered the minimum necessary, consistent with conserving the cultural significance of the monument, hence the requirement to notify Ministers. Information received from the applicant after HES' consideration has further clarified aspects of the works undertaken.
8. In summary, the works are considered by HES not to have impacted greatly on the cultural significance of the monument and have been recommended for approval. Therefore the case does not merit further intervention by Ministers.

Decision/Recommendation:

The application should be cleared back to Historic Environment Scotland to issue Scheduled Monument Consent with a single condition.