

The Heiton, Perth

Planning and Listed Building Consent obtained for the conversion of a prominent B-listed ex-civic building to a hotel



Client

Rogue City Hotel Group /
Lock Terrace Ltd

LPA

Perth and Kinross Council

Status

Planning permission and
Listed Building Consent
granted

Services

Planning, Heritage
& Townscape

Our role

- We provided Planning and Heritage & Townscape services, from pre-application advice through to the preparation, submission and monitoring of applications for Planning and Listed Building Consent, through to the grant of consent. These consents will allow for the sustainable re-use of a long-disused and historically important Category B-listed building for viable, long-term use, delivering benefits to the local economy.
- The project presented a number of challenges, including objections from the Scottish Environmental Protection Agency (SEPA) and the Perth and Kinross Council (PKC) Flooding team. As a result, the planning application was discussed at committee, where we provided a deputation.
- The project also required sensitive consideration of the listed building's unique characteristics while facilitating its sustainable and long-term re-use.
- We liaised with PKC's Planning team and our co-consultants to successfully overcome these challenges.

Results

- The proposals support the viable, long-term and sustainable re-use of a historically important building, which was most recently used for civic purposes by Perth and Kinross Council until 2008, and has been vacant since.
- The building contributes to the historic and architectural character of the Perth City Centre, and the proposals will return the disused Category B-listed building into long-term use, facilitating its continued contribution to the conservation area, and providing visitor accommodation in a prominent city centre location.
- We liaised with PKC Planning Officers to overcome objections from the SEPA and PKC Flooding Officers in relation to flood risk through the promotion of a managed solution.