

APPENDIX 11
CONSERVATION AREAS



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Under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 a Local Authority may determine which parts of its area are of special architectural or historic interest and may designate these as Conservation Areas.

An Article 4 Direction is not a conservation designation but an additional control within such areas. It is a statement made under The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 as amended by The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011. The Direction, made by a Local Authority and approved by Scottish Ministers, removes all or some of the permitted development rights on an area.

[Part 1 Development Within the Curtilage of a Dwellinghouse](#)

[Part 2 Sundry Minor Operations](#)

[Part 4 Temporary Buildings and Uses](#)

[Part 6 Agricultural Buildings and operations](#)

[Part 8 Industrial and Warehouse Development](#)

[Part 9 Repairs to Private Roads And Private Ways](#)

[Part 10 Repairs to Services](#)

[Part 11 Development Under Local or Private Acts or Orders](#)

[Part 12 Development by Local Authorities](#)

[Part 13 Development by Statutory Undertakers](#)

[Part 20 Development by Telecommunications Code System Operators](#)

Conservation areas in Buchan & Banff and Buchan made in the period 1970 to 1975 referred to Class 11 under the legislation in power at that time. The 1992 regulations changed this to Part 12 paragraph 30 (works by a Local Authority).

The effect of a Direction is that planning permission will be required for specific types of development which would otherwise be regarded as 'permitted development', i.e. development that does not require a planning application. Directions can cover a variety of minor works and might include: the replacement of doors and windows, the erection of gates, fences, garages, sheds, porches, storage tanks or the installation of satellite antennae.

Some conservation areas are identified as "Outstanding" Conservation Areas. Where this accolade is made this is noted in the following tables. Some Local Authorities make grants available for the enhancement of the character of their conservation areas. Scottish Ministers, on the advice of Historic Scotland, may make grants in respect of buildings of outstanding historic or architectural interest and in respect of the promotion, preservation or enhancement of conservation areas.

Review of conservation areas is an on-going process and the list presented here may not reflect the current status of the Article 4 Direction. In all cases advice should be sought from Aberdeenshire Council before taking action (see <https://www.aberdeenshire.gov.uk/planning/built-heritage/conservation-area/>).

Table 1: Conservation Areas and Related Article 4 Directions – Banff and Buchan

Name of Conservation Area	Date Designated	Does it have Outstanding Status?	Article 4 Direction		Conservation Area Management Plans/Appraisals
			Date	Class(es)	
Aberchirder	1973	No	01/08/86	Class 11 (now Class 30)	
Banff	1973	Yes – 1976	01/08/86	Part 1 Class 1, 3, 6 Part 2 Class 7, 8, 9 Part 4 Class 14, 15 Part 8 Class 23, 24, 25 Part 9 Class 27 Part 10 Class 28 Part 12 Class 30, 31, 32, 33 Part 13 Class 38, 39, 40, 43 Part 20 Class 67	Banff Conservation Area Appraisal
Cairnbulg/ Inverallochy	1973	No	01/08/86	Class 11 (now Class 30)	
Crovie	1974	Yes - 1976	01/08/86	Class 11 (now Class 30)	Crovie Conservation Area Appraisal Conservation Area Management Plan
Fordyce	1972	Yes - 1974	01/08/86	Class 11 (now Class 30)	
Fraserburgh - Broadsea	1975	No	01/08/86	Class 11 (now Class 30)	
Fraserburgh - Central	2015	No	Yes		Fraserburgh Town Centre Conservation Area Appraisal
Gardenstown	1974	No	01/08/86	Class 11 (now Class 30)	

Name of Conservation Area	Date Designated	Does it have Outstanding Status?	Article 4 Direction		Conservation Area Management Plans/Appraisals
			Date	Class(es)	
Pennan	1977	Yes - 1978	01/08/86	Class 11 (now Class 30)	Pennan conservation area appraisal Pennan Conservation Area Management Plan
Portsoy	1972	Yes - 1989	01/08/86	Class 11 (now Class 30)	Portsoy Conservation Area Management Plan
Sandend	1972	No	01/08/86	Class 11 (now Class 30)	
Banff – Scotstown	1973	No	01/08/86	Class 11 (now Class 30)	
Whitehills	1974	No	01/08/86	Class 11 (now Class 30)	

Table 2: Conservation Areas and Related Article 4 Directions – Buchan

Name of Conservation Area	Date Designated	Does it have Outstanding Status?	Article 4 Direction		Conservation Area Management Plans/Appraisals
			Date	Class(es)	
Boddam	1970	No	01/08/86	Class 11 (now Class 30)	
Crimonmogate	1986	Yes - 1987	01/08/86	Class 11 (now Class 30)	
Old Deer	1977	Yes - 1978	01/08/86	Part 12 Class 28 Class 30, 31, 32 Class 38, 39, 40	<u>Old Deer Conservation Area Appraisal</u>
Peterhead - Buchanhaven	1975	No	01/08/86	Class 11 (now Class 30)	
Peterhead - Central	1975	Yes - 1979	07/04/09	Part 1 Class 1, 3, 6 Part 2 Class 7, 8, 9 Part 4 Class 14, 15 Part 8 Class 23, 24, 25 Part 9 Class 27 Part 10 Class 28 Part 12 Class 30, 31, 32, 33 Part 13 Class 38, 39, 40	
Peterhead - Roanheads	1975	No	01/08/86	Class 11 (now Class 30)	
Port Errol - Cruden Bay	1975	No	01/08/86	Class 11 (now Class 30)	<u>Port Errol Conservation Area Appraisal</u>
Strichen	1985	Yes - 1986	01/08/86	Class 11 (now Class 30)	<u>Strichen Conservation Area Review</u>

Table 3: Conservation Areas and Related Article 4 Directions – Formartine

Name of Conservation Area	Date Designated	Does it have Outstanding Status?	Article 4 Direction		Conservation Area Management Plans/Appraisals
			Date	Class(es)	
Tarves	1976	No	05/1995	Part 1 Class 1, 3, 6 Part 2 Class 7, 8, 9 Part 4 Class 14, 15 Part 8 Class 23, 34, 25 Part 9 Class 27 Part 10 Class 28 Part 12 Class 30, 31, 32, 33 Part 13 Class 38, 40	
Oldmeldrum	1976	No		No	Conservation Area Appraisal
Udny Green	1984	No		No	

Table 4: Conservation Areas and Related Article 4 Directions – Garioch

Name of Conservation Area	Date Designated	Does it have Outstanding Status?	Article 4 Direction		Conservation Area Management Plans/Appraisals
			Date	Class(es)	
Kingseat	2000	No		No	
Garlogie	2000	No		No	

Table 5: Conservation Areas and Related Article 4 Directions – Kincardine and Mearns

Name of Conservation Area	Date Designated	Does it have Outstanding Status?	Article 4 Direction		Conservation Area Management Plans/Appraisals
			Date	Class(es)	
Muchalls	1983	No	22/12/95	Part 1 Class 1, 3, 6 Part 2 Class 7	
Catterline	1983	No	22/12/95	Part 1 Class 1, 3, 6 Part 2 Class 7	
Johnshaven	1997	No		No	Johnshaven Conservation area Appraisal
Stonehaven	1997	No		No	
Fettercairn	1997	Yes - 1997		No	
Benholm	2019	No	22/01/19	Part 2 Class 7, 8, 9 Part 6 Class 20 Part 9 Class 27 Part 10 Class 28 Part 12 Class 30, 31 Part 13 Class 38, 39, 40	Benholm Conservation Area Appraisal Benholm Conservation Area Management Plan

Name of Conservation Area	Date Designated	Does it have Outstanding Status?	Article 4 Direction		Conservation Area Management Plans/Appraisals
			Date	Class(es)	
Kirkton of Fetteresso	2019	No	22/01/19	Part 2 Class 3, 7, 8, 9 Part 6 Class 20 Part 9 Class 27 Part 10 Class 28 Part 12 Class 30, 31 Part 13 Class 38, 39, 40	Kirkton of Fetteresso Conservation Area Appraisal Kirkton of Fetteresso Conservation Area Management Plan
Auchenblae	2019	No	22/01/19	Part 9 Class 27 Part 8 Classes 23, 24, 26 Part 10 Class 28 Part 12 Class 30, 3, 33 Part 13 Class 38, 39, 40, 43	Auchenblae Conservation Area Appraisal Auchenblae Conservation Management Plan

Table 6: Conservation Areas and Related Article 4 Directions – Marr

Name of Conservation Area	Date Designated	Does it have Outstanding Status?	Article 4 Direction		Conservation Area Management Plans/Appraisals
			Date	Class(es)	
Aboyne	1996	No	08/12/97	Part 1 Class 1, 3, 6 Part 2 Class 7, 8 Part 9 Class 27 Part 10 Class 28 Part 12 Class 30, 31, 32 Part 13 Class 38, 40, 41, 43 Part 20 Class 67	
Huntly	1975	Yes - 1976	16/11/20	Classes 28, 30, 31, 33, 38, 39, 40, 43	Huntly Conservation Area Appraisal
Kincardine O'Neil	1983	Yes - 1994	22/12/95	Part 1 Class 1, 3, 6 Part 2 Class 7, 8 Part 9 Class 27 Part 10 Class 28(1) Part 12 Class 30, 31, 32 Part 13 Class 38, 40, 41, 43 Part 20 Class 67	
Monymusk	1982	No		None	