

From: Lynn.Allen@scotland.gsi.gov.uk
Received: 09/12/2011 10:47:12
Subject: AssiphS_Representation
To: "" (incoming@lh23hisa.scotland.gov.uk)
Date Sent: 09/12/2011 10:47:12

Lynn Allen | Business Support Assistant

Historic Scotland | Alba
Aosmhor
Longmore House, Salisbury Place, Edinburgh, EH9 1SH
t| Number 0131-668 0315
e| Lynn.Allen@scotland.gsi.gov.uk
www.historic-scotland.gov.uk

From:
Sheena Assiph [REDACTED]
Sent: 09 December 2011 08:07
To: HS.Consultations Perth &
Kinross
Subject: Demolition of Perth City Hall

Dear Ms
Johnston,

I wish to object to the proposal by Perth and Kinross Council to demolish this important listed building. My objection is based on the following grounds.

1. Para 3.50 of your SHEP guidelines states "...it is Scottish Ministers' policy that no listed building shall be demolished unless it can be clearly demonstrated that every effort has been made to save it."

The Council
have not fulfilled this requirement of your policy because:

(a) at the
end of the abortive negotiations with Wharfside in 2009 they failed to contact the "reserve bidders" at least one of whom was still interested in acquiring the building.

(b) Instead
of re-marketing the building, as required by para 3.50 (d), of your SHEP guidelines, they appointed consultants to advise them on potential alternative uses. This was a technique that was less likely to make contact with restoring purchasers than open marketing and, furthermore, the brief they gave the consultants excluded a requirement to consider "...the symbolic, personal and social value of the City Hall or its importance in the collective memory of the local population and their sense of place."(see page 53 para4.8 of the Locum Report). They also unnecessarily constrained the brief by requiring the consultants to work within the framework of Best Value and Green Book Treasury guidelines which, if they are relevant at all, apply only to public sector users. Finally, they have refused, within the past month, to consider a scheme lodged by Mr. V Linacre and Simpson and Brown, architects to re-use the entire building as a market, retail and cultural facility.

2. The case

for demolition of the building rests on a claim that demolishing it would meet the criterion set out at para 3.50 (d) of your SHEP guidelines, namely "...the demolition of the building is essential to delivering significant economic benefits to economic growth and the wider community." This claim is based only on the guesswork of the Locum consultants that replacing the building with a civic square would generate an extra 210,000 visitors a year. As one example of the "events" that will generate such benefits the consultants suggest that ice skating on the square for 5 weeks each winter will generate a surplus revenue of £50,300. Despite the easily verifiable fact that a comparable facility in Edinburgh has accrued losses in the order of £250,000 since 1998, and the George Square Glasgow facility also runs at a loss, these predictions have been accepted unquestioningly by the Council. The economic justification for demolition is, in fact, entirely conjectural and is, I believe, an inadequate basis for the removal of such an important building.

3. Apart

from St. John's Kirk, the buildings around the proposed square are mediocre in terms of their architectural quality and the space created would be windswept and undistinguished in comparison with squares which have genuine visitor appeal. In environmental terms, the loss would be greater than the gain.

4. The

proposed square would be relatively small and has a considerable number of residential properties on its north and south sides and in all the adjacent streets. None of the reports considered by Council's committees since 16th June 2010 – including the Development Control Committee of 16th November – gives a single thought to the issue of whether the events programme, which is integral to the economic case, is compatible with the need to maintain an adequate standard of residential amenity for existing properties. For the above reasons, I request that the Council's application for consent to demolish the City Hall be refused and that they be instructed to engage in an open, genuine exercise to find a restoring purchaser.

Yours sincerely,

Sheena Assiph

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From: Lynn.Allen@scotland.gsi.gov.uk
Received: 13/12/2011 09:47:09
Subject: DonaldsonD_Representation
To: "" (incoming@lh23hisa.scotland.gov.uk)
Date Sent: 13/12/2011 09:47:09

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www.historic-scotland.gov.uk

From:
Johnston L (Leigh)
Sent: 12 December 2011 09:23
To: HS.Consultations Perth &
Kinross
Subject: FW: Perth City Hall

From:
D Donaldson [REDACTED]
Sent: 09 December 2011 19:58
To: Johnston L (Leigh)
Subject: Perth City Hall

Sir,

As an exiled son of Perth living elsewhere I read with dismay about the suggestion to demolish the City Hall and replace it with some form of open space where people can drink coffee or sip wine.

Such a park would surely be a magnet for some of the less reputable citizens of the Fair City. The Hall is a building of some stature and architectural significance. The Council's main objection is that it has fallen into disrepair and has not been used for some time. This is not good enough. It is up to them to apply themselves creatively and come up with ways of making use of the grand old building. A museum, an indoor market, small sections for musical acts are some examples. Creative thought, however, is probably beyond most local authorities.

My dear late parents who each lived their 84 years in Perth would turn over in their graves if they knew of this suggestion.

Surely Historic Scotland cannot allow this.

David F. Donaldson

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From: Lynn.Allen@scotland.gsi.gov.uk
Received: 12/12/2011 09:57:30
Subject: HutchesonE_Representation(2)
To: "" (incoming@lh23hisa.scotland.gov.uk)
Date Sent: 12/12/2011 09:57:30

Lynn Allen | Business Support Assistant

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t| Number 0131-668 0315
e| Lynn.Allen@scotland.gsi.gov.uk
www.historic-scotland.gov.uk

From:
eh67 [REDACTED]
Sent: 10 December 2011 15:01
To: HS.Consultations Perth &
Kinross
Subject: Objection to Demolition
of Perth City Hall

Heritage
Manangement Directorate,

Historic
Scotland,

Longmore
House,

Salisbury
Place,

Edinburgh EH9 1SH

Email
: hs.consultationsperthandkinross@scotland.gsi.gov.uk

Demolition of Perth City Hall

Dear
Ms Johnston,

I
wish to object to the proposal by Perth and Kinross Council to demolish this important listed building. My objection is based on the following grounds.

1. Para 3.50 of your SHEP guidelines states "...it is Scottish Ministers' policy that no listed building shall be demolished unless it can be clearly demonstrated that every effort has been made to save it."

The Council have not fulfilled this requirement of your policy because:

(a) at the end of the abortive negotiations with Wharfside in 2009 they failed to contact the "reserve bidders" at least one of whom was still interested in acquiring the building.

(b) Instead of re-marketing the building, as required by para 3.50 (d), of your SHEP guidelines, they appointed consultants to advise them on potential alternative uses. This was a technique that was less likely to make contact with restoring purchasers than open marketing and, furthermore, the brief they gave the consultants excluded a requirement to consider "...the symbolic, personal and social value of the City

Hall or its importance in the collective memory of the local population and their sense of place." (see page 53 para4.8 of the Locum Report).

They also unnecessarily constrained the brief by requiring the consultants to work within the framework of Best Value and Green Book Treasury guidelines which, if they are relevant at all, apply only to public sector users. Finally, they have refused, within the past month, to consider a scheme lodged by Mr. V Linacre and Simpson and Brown, architects to re-use the entire building as a market, retail and cultural facility.

2. The case for demolition of the building rests on a claim that demolishing it would meet the criterion set out at para 3.50 (d) of your SHEP guidelines, namely "...the demolition of the building is essential to delivering significant economic benefits to economic growth and the wider community." This claim is based only on the guesswork of the Locum consultants that replacing the building with a civic square would generate an extra 210,000 visitors a year. As one example of the "events" that will generate such benefits the consultants suggest that ice skating on the square for 5 weeks each winter will generate a surplus revenue of £50,300. Despite the easily verifiable fact

that a comparable facility in Edinburgh has accrued losses in the order of £250,000 since 1998, and the George Square Glasgow facility also runs at a loss, these predictions have been accepted unquestioningly by the Council. The economic justification for demolition is, in fact, entirely conjectural and is, I believe, an inadequate basis for the removal of such an important building.

3. Apart from St. John's Kirk, the buildings around the proposed square are mediocre in terms of their architectural quality and the space created would be windswept and undistinguished in comparison with squares which have genuine visitor appeal. In environmental terms, the loss would be greater than the gain.

4. The proposed square would be relatively small and has a considerable number of residential properties on its north and south sides and in all the adjacent streets. None of the reports considered by Council's committees since 16th June 2010 – including the Development Control Committee of 16th November – gives a single thought to the issue of whether the events programme, which is integral to the economic case, is compatible with the need to maintain an adequate standard of residential amenity for existing properties.

For the above reasons, I request that the Council's application for consent to demolish the City Hall be refused and that they be instructed to engage in an open, genuine exercise to find a restoring purchaser.

Yours sincerely,

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From: Lynn.Allen@scotland.gsi.gov.uk
Received: 12/12/2011 09:57:43
Subject: GrossiP_Representation
To: "" (incoming@lh23hisa.scotland.gov.uk)
Date Sent: 12/12/2011 09:57:43

Lynn Allen | Business Support Assistant

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www.historic-scotland.gov.uk

From:
Pamela Grossi [REDACTED]
Sent: 10 December 2011 21:52
To: HS.Consultations Perth &
Kinross
Subject: PERTH CITY HALL

My name is Pamela Grossi,

I do not want the City hall to be knocked down. EVER!!!! ilt's a beautiful old building it needs to be retained. It would be a huge loss for Perth. I think Perth and Kinross Council have their own agenda which is completely misguided and definetly not the best thing for Perth, it would be an act of complete vandilizem for it to be knocked down.

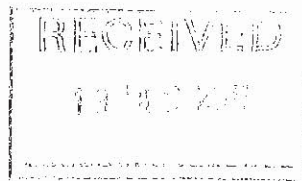
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**Heritage Management Directorate,
Historic Scotland,
Longmore House,
Salisbury Place,
Edinburgh EH9 1SH.**



10th December 2011.

Dear Sir,

The Legality of the Demolition of Perth City Hall by Perth&Kinross Council.

I maintain that sections of the land which Perth City Hall stands on is Common Good land and therefore under section 75 of the Local Government (Scotland) Act concerning demolition / disposal the Council are straying outside their powers.

In Crawford v Magistrates of Paisley demolition was allowed due to the fact that the structure was unsafe which is not the case in Perth.

In Waddell v Stewartry District Council an interdict was served on the basis that the property was part of the inalienable part of the common good with a title condition to the effect that two thirds of the ratepayers of the burgh had to consent to its "disposal".

Sadly the decision has been taken on the basis of the cost of refurbishment as the building itself is sound.

If indeed a decision was to be made this should have been taken by the Councillors representing Perth City and the Community Councils within Perth City.

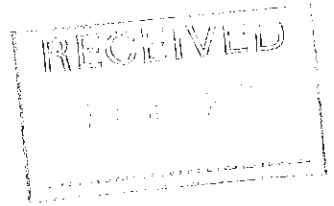
I hope that you will take these points into consideration and look at the title deeds for the City Hall.



FROM: DR. J. S. TEMPLETON.

10th December 2011.

HISTORIC SCOTLAND,
Longmore House,
Salisbury Place,
EDINBURGH EH9 1SH.



Dear Sir,

PROPOSED DESTRUCTION / DEMOLITION
OF THE CITY HALL, PERTH

I am writing to you, as titular guardian of our National Scottish Heritage, to protest most seriously + vigorously at the current plan, by Perth + Kinross Council, to demolish Perth City Hall and replace it by a "piazza-type" open space or square.

May I make the following points:

1. When the new Concert Hall was built some 8 years ago no attempt was made by the Council to plan for the future of the City Hall.
2. The Council have permitted the City Hall to lie empty and unused for those several years.
3. They currently state that the majority of Perth people are in favour of demolition. This allegation is made on the basis of a biased survey which, although offering various alternatives did not offer the choice of retaining the Hall & use it as previously -
i.e. Antique + Stamp Fairs, Concerts

2.

- The Hall's acoustics are excellent, Public Meetings or indeed use the Hall for indoor Farmers' etc Markets

4. How ludicrous is it for Perth & Kinross Council to be vying for 'City' status whilst at the same time proposing to demolish the 'City' Hall?

I feel that Historic Scotland have the power to halt this needless destruction of a remarkable building and I hope you will do so.

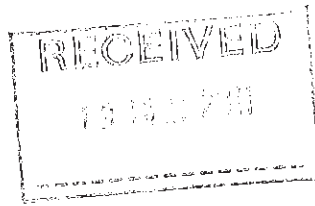
I remain.

Yours Faithfully -

(MR. S. S. TEMPLETON)

I have enclosed a S.a.F. for favour of your reply

Andrew Flockhart



Tel: [REDACTED]
Mobile: [REDACTED]

11-12-2011

Dear Sirs,

Perth City Hall.

I wish to register my opposition and objection to the Council's decision to destroy this fine Civic Building, through demolition.

This would be an act of wanton vandalism and true to their reputation, as architectural philistines e.g. in their neglect of St Paul's Church, now hopefully saved no thanks to them.

The City Hall is an example of Civic Architecture like the late lamented St Andrew's Hall in Glasgow, the range of civic buildings in:- Swansea, the De Montfort Hall in Leicester, The King George's Hall in Blackburn, The Harris Building in Preston and the Kingston Upon Hall Guild hall.

These buildings are greatly loved by the citizens of the cities, where they exist and proposals to demolish would be a national outrage.

I speak with considerable experience of such matters, as a senior local government Director of some 40 yrs experience on the Environment. This includes managing large planning dep'ts in England, hence my experience of similar buildings and listed building issues.

The current proposals are ill thought out. Have never appeared to have carried out feasibility studies for alternative uses, of which there are many successful examples. A major architectural prize for such a study should be promoted, before any final decision is made.

The Council should have thought out the issue before building the new concert hall. A classic example of "If you fail to plan you plan to fail."

This concept is a Perth disease, as the Council and Senior Managers believe "Perth is Perfect" Hubris always fails in the end.

Yours faithfully,



From: Lynn.Allen@scotland.gsi.gov.uk
Received: 12/12/2011 09:59:08
Subject: ElliottP_Representation
To: "" (incoming@lh23hisa.scotland.gov.uk)
Date Sent: 12/12/2011 09:59:08

Lynn Allen | Business Support Assistant

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www.historic-scotland.gov.uk

From:
Phil [REDACTED]
Sent: 11 December 2011 17:45
To: HS.Consultations Perth &
Kinross
Cc: Cummins B (Barbara)
Subject: Save Perth City Hall

Dear
Everyone,

I was
horrified to read about the proposed demolition of Perth City Hall. I
live in Chester but have visited Perth on several occasions and feel an
affinity with such a fine city. The City Hall is one of the main
attractions, even in a city that has many. Even if a use cannot be found
in the short term, there are many that may be able to be used in the future -
eg cultural, cafe, market or museum space. A city square may save money
in the short term but will compensate little for the destruction of a fine cityscape
- which surely attracts visitors. I for one feel I would be reluctant to
visit again, it would just be too sad to view such wanton destruction. City
squares can be located easily in other locations, though I would argue they are
usually a forlorn disaster, as Manchester, Leeds and many other examples could
testify. I cannot think of one successful example in recent
years. The church is enticing and intriguing in its location by the city
hall, much more so than facing a mainly concrete square. The idea of
markets in a square suggest that these could be successfully accommodated in
the City Hall!

Please do not

let this proceed, for the sake of future generations.

I look forward to hearing your thoughts, Phil

Dr Philip Elliott

Chester

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From: Lynn.Allen@scotland.gsi.gov.uk
Received: 12/12/2011 09:58:55
Subject: [REDACTED] Representation
To: "" (incoming@lh23hisa.scotland.gov.uk)
Date Sent: 12/12/2011 09:58:55

Lynn Allen | Business Support Assistant

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t| Number 0131-668 0315
e| Lynn.Allen@scotland.gsi.gov.uk
www.historic-scotland.gov.uk

From: [REDACTED]
Sent: 11 December 2011 08:34
To: HS.Consultations Perth & Kinross
Subject: Objecting to plans to demolish Perth City Hall

Heritage Management Directorate,
Historic Scotland,
Longmore House,
Salisbury Place,
Edinburgh EH9
1SH
Email : hs.consultationsperthandkinross@scotland.gsi.gov.uk

Demolition of Perth City Hall

Dear Ms Johnston,

I wish to object to the proposal by Perth and Kinross Council to demolish this important listed building. My reason is simple. The proposed open square isn't convincing to me for both economic and environmental terms for the city. This shows the Council didn't take serious effort to consider all possibilities to efficiently reuse the city hall and only looking for the short-term solution to solve a specific issue. This is rather disheartening that such a fine historical building with marvellous architecture doesn't worth the endeavour of preserving it. Is it because this building is only 100 years old and not 1000 years old? Much development has happened in the 20th century. All the buildings in the world are now becoming more or less the similar and lack of representation in uniqueness, cultural and social aspects. Don't you think that we owe it to our present and future generations because this building represents part of Scottish's architecture, history and heritage? It also provide economic, environment and educational benefits such as enrich our city environment and promote tourism industry?

If economic is the main

reason for this demolition, Simpson & Brown (Architects Edinburgh) has come up with a reasonable proposal that worth considering. Their plan supports retaining this beautiful building, and reviving the economy and cultural activities in the city. So, please consider their proposal. If you think this proposal is unsatisfactory, then look into other proposals. I believe there is a solution for making the city hall useful to the city without wasting £4m of taxpayers' money on demolishing it.

There are many reasons to destroy a historical building but for what cost with little benefit? This building has historical value that is priceless, and it's also in good condition, which is worth restoring for other purposes to benefit the city. So, please reject the Council's application for consent to demolish the City Hall. We can do better if we put effort to try harder.

Thank you very much.

Yours sincerely,

[Redacted signature]

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[Redacted footer]

From: Lynn.Allen@scotland.gsi.gov.uk
Received: 12/12/2011 09:59:21
Subject: SmithS_Representation
To: "" (incoming@lh23hisa.scotland.gov.uk)
Date Sent: 12/12/2011 09:59:21

Lynn Allen | Business Support Assistant

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www.historic-scotland.gov.uk

-----Original Message-----

From: sheila smith [REDACTED]
Sent: 11 December 2011 19:53
To: HS.Consultations Perth & Kinross
Subject: Perth City Hall

Your organisation was founded to look after and protect our old buildings. For you to approve Perth and Kinross Councils plan to demolish the City Hall would be totally against everything you stand for.

Paragraph 2.4 of the Scottish Historic Environment Policy consultation document on listed buildings explains why the council is wrong to want rid of this magnificent structure to make way for an open space.

"2.4 Scotland's listed buildings reflect the broad range of Scotland's historic environment, from tower-houses to 20th-century churches and schools.

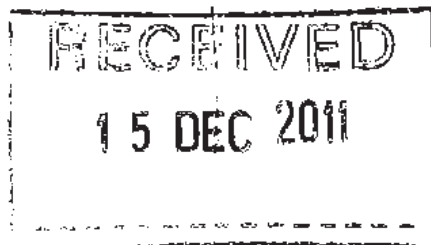
They are a finite resource which not only contain unique information about Scotland's past but help to define a strong sense of place for communities and visitors. Such buildings are part of Scotland's evolving identity, whether at a local or a national level, and are valuable both for their own sake and as a resource for research, education, social and economic regeneration, leisure and tourism"

I look forward to the day you make the decision that the City Hall must be retained and brought back into use.
Sheila Smith

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Heritage Management
Directorate
Historic Scotland
Longmorn House
Salisbury Place
EDINBURGH
EHA 1SH.

Dear Sir/Madam

I am objecting to the demolition of the City Hall in Perth for the following reasons:-

① The proposed layout following demolition appears to be a huge sterile open space which to me is thoroughly unappealing.

② I accept the fact that the inside of the City Hall is no longer fit for purpose. However the proposal for partial demolition i.e. the frontage being

retained with a section of the back to be used e.g. for catering purposes complete with awning is very appealing.

③. I feel future generations will be left shaking their heads in disbelief that such a historic building which is so much a part of Perth's identity was allowed to be demolished. So many cities and towns across the U.K. have lost their identity due to excessive demolition in the name of progress which have left them devoid of character and individuality.

To sum up I feel the retention of a section of the building would provide the resulting open space with a focus and character with an air of quality.

3.

Thank you for your interest
in this matter.

Yours faithfully





Heritage Management Directorate,
Historic Scotland,
Longmore House,
Salisbury Place,
Edinburgh EH9 1SH
Email : hs.consultationsperthandkinross@scotland.gsi.gov.uk

Demolition of Perth City Hall

Dear Ms Johnston,

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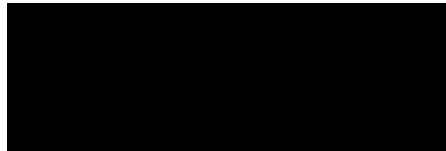
1. Para 3.50 of your SHEP guidelines states "*... it is Scottish Ministers' policy that no listed building shall be demolished unless it can be clearly demonstrated that every effort has been made to save it.*"
The Council have not fulfilled this requirement of your policy because:
(a) at the end of the abortive negotiations with Wharfside in 2009 they failed to contact the "reserve bidders" at least one of whom was still interested in acquiring the building.
(b) Instead of re-marketing the building, as required by para 3.50 (d), of your SHEP guidelines, they appointed consultants to advise them on potential alternative uses. This was a technique that was less likely to make contact with restoring purchasers than open marketing and, furthermore, the brief they gave the consultants excluded a requirement to consider "*... the symbolic, personal and social value of the City Hall or its importance in the collective memory of the local population and their sense of place.*" (see page 53 para4.8 of the Locum Report). They also unnecessarily constrained the brief by requiring the consultants to work within the framework of Best Value and Green Book Treasury guidelines which, if they are relevant at all, apply only to public sector users. Finally, they have refused, within the past month, to consider a scheme lodged by Mr. V Linacre and Simpson and Brown, architects to re-use the entire building as a market, retail and cultural facility.
2. The case for demolition of the building rests on a claim that demolishing it would meet the criterion set out at para 3.50 (d) of your SHEP guidelines, namely "*... the demolition of the building is essential to delivering significant economic benefits to economic growth and the wider community.*" This claim is based only on the guesswork of the Locum consultants that replacing the building with a civic square would generate an extra 210,000 visitors a year. As one example of the "events" that will generate such benefits the consultants suggest that ice skating on the square for 5 weeks each winter will generate a surplus revenue of £50,300. Despite the easily verifiable **fact** that a comparable facility in Edinburgh has accrued losses in the order of £250,000 since 1998, and the George Square Glasgow facility also runs at a loss, these predictions have been accepted unquestioningly by the Council. The economic

justification for demolition is, in fact, entirely conjectural and is, I believe, an inadequate basis for the removal of such an important building.

3. Apart from St. John's Kirk, the buildings around the proposed square are mediocre in terms of their architectural quality and the space created would be windswept and undistinguished in comparison with squares which have genuine visitor appeal. In environmental terms, the loss would be greater than the gain.
4. The proposed square would be relatively small and has a considerable number of residential properties on its north and south sides and in all the adjacent streets. None of the reports considered by Council's committees since 16th June 2010 – including the Development Control Committee of 16th November – gives a single thought to the issue of whether the events programme, which is integral to the economic case, is compatible with the need to maintain an adequate standard of residential amenity for existing properties.

For the above reasons, I request that the Council's application for consent to demolish the City Hall be refused and that they be instructed to engage in an open, genuine exercise to find a restoring purchaser.

Yours sincerely,



From: Lynn.Allen@scotland.gsi.gov.uk
Received: 13/12/2011 09:46:54
Subject: PhilippouP_Representation
To: "" (incoming@lh23hisa.scotland.gov.uk)
Date Sent: 13/12/2011 09:46:54

Lynn Allen | Business Support Assistant

Historic Scotland | Alba
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t| Number 0131-668 0315
e| Lynn.Allen@scotland.gsi.gov.uk
www.historic-scotland.gov.uk

From:
Paul Philippou [REDACTED]
Sent: 12 December 2011 09:18
To: HS.Consultations Perth &
Kinross
Subject: Perth City Hall

Dear Madam/Sir,

I wish to formally place on record my objection to the demolition of Perth City Hall. This grade B listed building is of local importance historically and architecturally. There is no justification for its destruction and current wilful neglect. If Perth & Kinross Council are allowed to go ahead and destroy this listed building, I believe that this act will also undermine the foundations upon which Historic Scotland is built. As a historian I have written about Perth City Hall in many contexts and it features in numerous important events that have taken place in the Fair City. The fact that Perth & Kinross Council has not yet found a use for the building, and refuse to accept any of the many ideas offered by local citizens is neither hear nor there, the building has merit and would not have its current listing if Historic Scotland had not already recognised that merit. I implore you to stand by your charter and protect this building.

Yours faithfully,

Paul Philippou

RECEIVED
15 DEC 2011



Heritage Management Directorate
Historic Scotland
Longmore House
Salisbury Place
Edinburgh EH9 1SH

12 December 2011

Dear Sirs:

I have read with great concern Perth Councils' decision to demolish the City Hall. This building is part of Perth's heritage and history and should be retained at all costs. The idea of an open square so that outdoor events could be held is, frankly, ludicrous after the summer we have just had. If the City Hall had been utilised the various Markets and events which had to be cancelled due to inclement weather would not have occurred. Also there are various concerns at present around St John's Kirk and the Mercat Cross of people drinking, urinating etc, which is not at all pleasant and to have a huge square might just increase this bad behavior.

I have also read about the various options for keeping it and think that the idea of creating a market hall etc etc is ideal. It will bring people into the centre of Perth and so benefit all other retailers.

Parking now has been solved with the excellent Park and Ride from Broxden and Scone and there are plenty of car parks within easy walking distance of the City Hall.

I do hope that you will look on retaining the City Hall favourably.

Yours sincerely,



From: Lynn.Allen@scotland.gsi.gov.uk
Received: 12/12/2011 09:59:33
Subject: MonacoR_Representation
To: "" (incoming@lh23hisa.scotland.gov.uk)
Date Sent: 12/12/2011 09:59:33

Lynn Allen | Business Support Assistant

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Longmore House, Salisbury Place, Edinburgh, EH9 1SH
t| Number 0131-668 0315
e| Lynn.Allen@scotland.gsi.gov.uk
www.historic-scotland.gov.uk

From:
Rick Monaco [REDACTED]
Sent: 12 December 2011 08:05
To: HS.Consultations Perth &
Kinross
Subject: Objection to demolition
of Perth City Hall

Heritage Management Directorate,
Historic Scotland,
Longmore House,
Salisbury Place,

Edinburgh EH9 1SH

Demolition of Perth City Hall

Dear Ms Johnston,

I am writing to state my objection to the proposed demolition of Perth City Hall. As the American son of a Scottish mother and Perth Academy graduate, it's been my pleasure to visit the Fair City often over the past thirty years. I've been particularly impressed by the way in which improvements to the High Street have been mindful of preserving the past while introducing the best of the present. The demolition of Perth City Hall would, however, accomplish

neither.

It is my understanding that one of the required considerations before going through with this demolition is to be mindful of the "symbolic, personal, and social value of the City Hall or its importance in the collective memory of the local population and their sense of place." I'm not sure that I understand this idea in its entirety, but if the "collective memory of the local population and their sense of place" extends to subsequent generations from America and elsewhere, I'd like to speak up. It's a great old building and when I walk by it I picture my mother doing the same as a young girl. This alone may not be sufficient to save it from demolition, but I hope it helps.

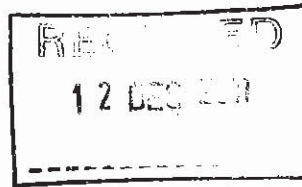
Rick Monaco

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This e-mail (and any files or other attachments transmitted with it) is intended solely for the attention of the addressee(s). Unauthorised use, disclosure, storage, copying or distribution of any part of this e-mail is not permitted. If you are not the intended recipient please destroy the email, remove any copies from your system and inform the sender immediately by return.

Communications with the Scottish Government may be monitored or recorded in order to secure the effective operation of the system and for other lawful purposes. The views or opinions contained within this e-mail may not necessarily reflect those of the Scottish Government.



Heritage Management Directorate,
Historic Scotland,
Longmore House,
Salisbury Place,
Edinburgh EH9 1SH
Email : hs.consultationsperthandkinross@scotland.gsi.gov.uk

Demolition of Perth City Hall

Dear Ms Johnston,

I wish to object to the proposal by Perth and Kinross Council to demolish this important listed building. My objection is based on the following grounds.

1. Para 3.50 of your SHEP guidelines states "*...it is Scottish Ministers' policy that no listed building shall be demolished unless it can be clearly demonstrated that every effort has been made to save it.*"

The Council have not fulfilled this requirement of your policy because:

(a) at the end of the abortive negotiations with Wharfside in 2009 they failed to contact the "reserve bidders" at least one of whom was still interested in acquiring the building.

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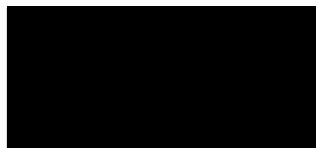
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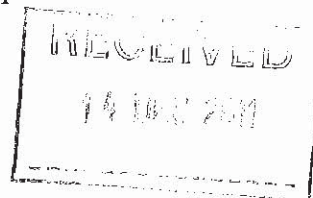
For the above reasons, I request that the Council's application for consent to demolish the City Hall be refused and that they be instructed to engage in an open, genuine exercise to find a restoring purchaser.



Heritage Management Directorate,
Historic Scotland,
Salisbury Place
Longmore House,
Edinburgh EH9 1SH



12 December 2011



Demolition of Perth City Hall

Dear Ms Johnston,

I wish to object to the proposal by Perth and Kinross Council to demolish this important listed building. My objection is based on the following grounds.

1. Para 3.50 of your SHEP guidelines states "*...it is Scottish Ministers' policy that no listed building shall be demolished unless it can be clearly demonstrated that every effort has been made to save it.*"
The Council have not fulfilled this requirement of your policy because:
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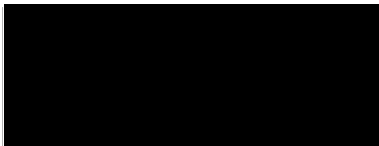
Glasgow facility also runs at a loss, these predictions have been accepted unquestioningly by the Council. The economic justification for demolition is, in fact, entirely conjectural and is, I believe, an inadequate basis for the removal of such an important building.

3. Apart from St. John's Kirk, the buildings around the proposed square are mediocre in terms of their architectural quality and the space created would be windswept and undistinguished in comparison with squares which have genuine visitor appeal. In environmental terms, the loss would be greater than the gain.

4. The proposed square would be relatively small and has a considerable number of residential properties on its north and south sides and in all the adjacent streets. None of the reports considered by Council's committees since 16th June 2010 – including the Development Control Committee of 16th November – gives a single thought to the issue of whether the events programme, which is integral to the economic case, is compatible with the need to maintain an adequate standard of residential amenity for existing properties.

For the above reasons, I request that the Council's application for consent to demolish the City Hall be refused and that they be instructed to engage in an open, genuine exercise to find a restoring purchaser.

Yours sincerely,



A. A. Dow

12.12.11

RECEIVED

19 DEC 2011

To The Management.

Dear Sirs

I am writing to appeal for help in saving our Perth City Hall.

It is a lovely building 100 years old solid and good for another 100 years.

The cost of demolition is ridiculous other towns preserve their older

Building many towns have turned their Halls into markets, with Cafe's or Part of it a museum.

The town was gifted a Band Stand from a local tradesman it rusted for lack of a coat of Paint.

So please help us Save our Hall

Yours Sincerely

Mrs Mrs

From: Lynn.Allen@scotland.gsi.gov.uk
Received: 14/12/2011 10:58:37
Subject: ThomsonJ_Representation
To: "" (incoming@lh23hisa.scotland.gov.uk)
Date Sent: 14/12/2011 10:58:37

Lynn Allen | Business Support Assistant

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t| Number 0131-668 0315
e| Lynn.Allen@scotland.gsi.gov.uk
www.historic-scotland.gov.uk

From:
John Thomson [REDACTED]
Sent: 13 December 2011 21:20
To: HS.Consultations Perth &
Kinross
Subject: Reference 11/01083/lbc

Dear Sir/Madam

I should like to record my opposition to the proposal to demolish the Perth City Hall.

John Thomson

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]



Demolition of Perth City Hall
11/01083/LBC

Dear Sir

I am writing regarding the above listed building consent application which was submitted by Perth and Kinross Council.

I do not agree with the decision taken by them to demolish the City Hall. I do not believe that they have considered all the options which have been put forward for alternative uses for the hall.

I have lots of friends who feel the same way about this decision, and hope you will take this into account.

Yours faithfully



From: Lynn.Allen@scotland.gsi.gov.uk
Received: 13/12/2011 16:23:24
Subject: NicollS_Representation
To: "" (incoming@lh23hisa.scotland.gov.uk)
Date Sent: 13/12/2011 04:23:24

Lynn Allen | Business Support Assistant

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t| Number 0131-668 0315
e| Lynn.Allen@scotland.gsi.gov.uk
www.historic-scotland.gov.uk

From:
Sharon Nicoll [REDACTED]
Sent: 13 December 2011 10:07
To: HS.Consultations Perth &
Kinross
Subject: Objection of Demolition
of Perth City Hall

Good morning

I would like to strongly object to the demolition of Perth City Hall. Surely 100 years of a building such as the Perth City Hall, standing tall and proud means a great deal to the community of Perth and for its visitors.

I live in Dundee and visit Perth quite often and feel that this would be an absolute travesty if something so iconic was taken away from Perth itself.

To have an open square that will cost us taxpayers £4 million is a disgrace, don't they think we have had to tighten our purse strings for long enough and continue to do so!!

The proposed "Piazza" idea is nothing short of a pipe dream, in reality it will not last very long due to our inclement weather and personally I would not like to be sitting outside when it's dark and gloomy, so do they propose to open this "Piazza" during the summer!!
If this idea fails, then before you know it they will have built an eye sore of a car park, shopping centre etc, all of the things that would be dreadful in the place of this building.

The community of Perth have some fantastic and magnificent buildings, please do not let them start to demolish this one.

Understreet level (Underneath the greater hall) are many facilities and services. They would have to be thought of too. Demolition and "Open square" will cost a lot more than four million in my guess.

Sharon Nicoll
[REDACTED]

Dear Sirs,

RECEIVED

I write on behalf of my sister and myself to express our hope that our Beth City Hall will be saved from demolition. If this goes ahead it means that the City will be left without a public hall for use of its citizens.

Since the Council has refused its use over the past 5 years we have been deprived of being able to run functions. - the Banquet Hall is not suitable (and too expensive) for most events.

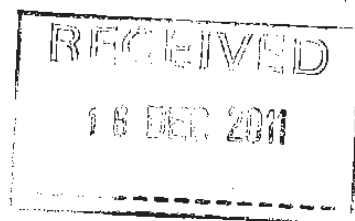
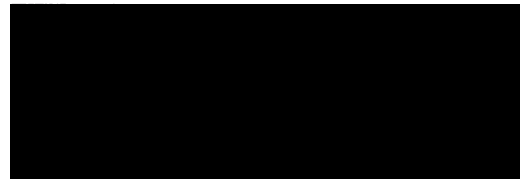
As a Scottish Country Dancer I was privileged over the years to dance in both Halls & the Royal Scottish Country Dance Society itself held its Annual General Meeting - including a ball - in the Halls. I was Secretary & Treasurer of the Beth Branch & as such arranged these events catering for 400/500 dances for all ever

world. Summer dancing catered
for the same as well as spectators.

I sincerely hope that Historic
Scotland will back the citizens
in their attempts to save the halls
from demolition by a Council whose
members are not prepared to listen
to the majority of its citizens.

Thank you.

Yours sincerely



Heritage Management Directorate,
Historic Scotland,
Longmore House,
Salisbury Place,
Edinburgh EH9 1SH
Email : hs.consultationsperthandkinross@scotland.gsi.gov.uk

Demolition of Perth City Hall

Dear Ms Johnston,

I wish to object to the proposal by Perth and Kinross Council to demolish this important listed building. My objection is based on the following grounds.

1. Para 3.50 of your SHEP guidelines states “...it is Scottish Ministers’ policy that no listed building shall be demolished unless it can be clearly demonstrated that every effort has been made to save it.”
The Council have not fulfilled this requirement of your policy because:
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For the above reasons, I request that the Council's application for consent to demolish the City Hall be refused and that they be instructed to engage in an open, genuine exercise to find a restoring purchaser.

Yours sincerely,

Jennifer Minto



Heritage Management Directorate,
Historic Scotland,
Longmore House,
Salisbury Place,
Edinburgh EH9 1SH
Email : hs.consultationsperthandkinross@scotland.gsi.gov.uk

Demolition of Perth City Hall

Dear Ms Johnston,

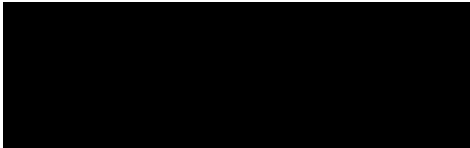
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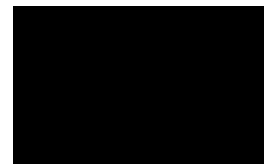
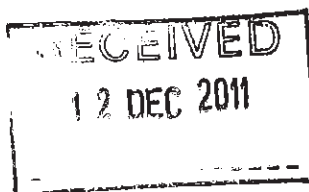
For the above reasons, I request that the Council's application for consent to demolish the City Hall be refused and that they be instructed to engage in an open, genuine exercise to find a restoring purchaser.

Yours sincerely,



Kirsten Carter McKee





Heritage Management Directorate,
Historic Scotland,
Longmore House,
Salisbury Place,
Edinburgh EH9 1SH
Email : hs.consultationsperthandkinross@scotland.gsi.gov.uk

Demolition of Perth City Hall

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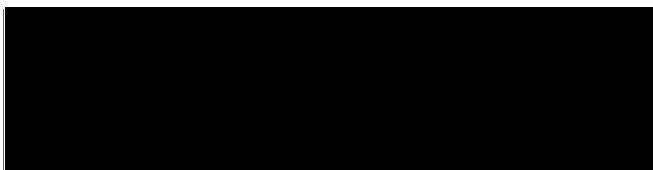
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2. The case for demolition of the building rests on a claim that demolishing it would meet the criterion set out at para 3.50 (d) of your SHEP guidelines, namely "*...the demolition of the building is essential to delivering significant economic benefits to economic growth and the wider community.*" This claim is based only on the guesswork of the Locum consultants that replacing the building with a civic square would generate an extra 210,000 visitors a year. As one example of the "events" that will generate such benefits the consultants suggest that ice skating on the square for 5 weeks each winter will generate a

surplus revenue of £50,300. Despite the easily verifiable **fact** that a comparable facility in Edinburgh has accrued losses in the order of £250,000 since 1998, and the George Square Glasgow facility also runs at a loss, these predictions have been accepted unquestioningly by the Council. The economic justification for demolition is, in fact, entirely conjectural and is, I believe, an inadequate basis for the removal of such an important building.

3. Apart from St. John's Kirk, the buildings around the proposed square are mediocre in terms of their architectural quality and the space created would be windswept and undistinguished in comparison with squares which have genuine visitor appeal. In environmental terms, the loss would be greater than the gain.
4. The proposed square would be relatively small and has a considerable number of residential properties on its north and south sides and in all the adjacent streets. None of the reports considered by Council's committees since 16th June 2010 – including the Development Control Committee of 16th November – gives a single thought to the issue of whether the events programme, which is integral to the economic case, is compatible with the need to maintain an adequate standard of residential amenity for existing properties.

For the above reasons, I request that the Council's application for consent to demolish the City Hall be refused and that they be instructed to engage in an open, genuine exercise to find a restoring purchaser.



From: Lynn.Allen@scotland.gsi.gov.uk
Received: 14/12/2011 09:29:48
Subject: JacksonD_Representation(3)
To: "" (incoming@lh23hisa.scotland.gov.uk)
Date Sent: 14/12/2011 09:29:48

Lynn Allen | Business Support Assistant

Historic Scotland | Alba
Aosmhor
Longmore House, Salisbury Place, Edinburgh, EH9 1SH
t| Number 0131-668 0315
e| Lynn.Allen@scotland.gsi.gov.uk
www.historic-scotland.gov.uk

From:
Johnston L (Leigh)
Sent: 13 December 2011 13:24
To: HS.Consultations Perth &
Kinross
Subject: FW: Planning refusal
precedent

Lynn et al – an acknowledgment letter
is also not required for this one. Please just add to existing way of recording
representations.

Thanks,

Leigh

From:
Johnston L (Leigh)
Sent: 13 December 2011 13:23
To: 'Derek Jackson'
Cc: Denis Munro; Sandy Miller
Subject: RE: Planning refusal
precedent

Dear Mr Jackson,

Thank you for your additional email and I
acknowledge receipt and confirm that your comments will be added to your
original objection. We are aware of the Murray Royal case because Historic
Scotland called it in for determination by Scottish Ministers.

Regards,

Leigh

From:
Derek Jackson [REDACTED]
Sent: 13 December 2011 13:03
To: Johnston L (Leigh)
Cc: Denis Munro; Derek Jackson;
Sandy Miller
Subject: Planning refusal
precedent

Hello again Leigh,

please add this to my objection also. Earlier this year between March and July the Health Board wanted to demolish two wards at Murray Royal. They justified demolition partly on the grounds that it would improve the setting of an adjacent listed building but the council refused it, Historic Scotland opposed it and the Reporter dismissed the appeal. It has almost exactly the same arguments as the Council are now using on the City Hall - but now they are arguing the opposite way !!

NOTE the comment : The fact remains though that the villa buildings are themselves listed. I can find

nothing in the relevant legislative or policy context which would condone the demolition of one listed building to improve visibility of another. The council in this case want to demolish one listed building, the City Hall to improve the visibility of another, St Johns Kirk. They have obviously changed their tune and rules to suit their overwhelming desire to demolish the City Hall. Hopefully you at Historic Scotland will act in a similar way this time and refuse the application on the same grounds.

Please have a look at

Report by Scott M Ferrie, a Reporter appointed by the

Scottish Ministers

- Case reference: HGG-A-TC-726
- Site Address: Murray Royal Hospital, Muirhall Road, Perth PH2 7BH

on the SEIRU website where the decision letter is posted as a PDF document. - :

<http://www.dpea.scotland.gov.uk/CaseDetails.aspx?id=qJ13095>

40.

I agree that the removal of the villa buildings would increase the visibility of the chapel.

The fact remains though that the villa buildings are themselves listed. I can find nothing in the relevant legislative or policy context which would condone the demolition of one listed building to improve visibility of another. In any event, I do not share the applicant's concern in regard to the perceived incongruity of the chapel with the villa buildings.

I appreciate that the location of the new development means that the rear elevation of the grouping would present itself to important parts of the new facility. That compares with the pre-existing position whereby the front elevation of the grouping faces the main hospital facilities.

Kind regards, Derek Jackson

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Historic Scotland | Alba Aosmhor
Longmore House, Salisbury Place, Edinburgh, EH9 1SH
t| 0131 668 8919
m| 07825682838
e| leigh.johnston@scotland.gsi.gov.uk

www.historic-scotland.gov.uk

[REDACTED]

From:
Derek Jackson [REDACTED]
Sent: 13 December 2011 11:16
To: Johnston L (Leigh)
[REDACTED]

Subject: Fw: Objection to
demolition of Perth City Hall
Importance: High

Good morning Leigh,

please add the following emails to my original objection which go to prove that this council, especially this councilor has totally lost the plot !! He appears to be making a competition between St John's Kirk and the City Hall !!

Please note the international interest from Rick Monaco the son of a Perth emigrant to the USA at the start of this tennis email match ! Please read the emails from the bottom up . It is quite significant that only one, Sandy Miller of the 41 councillors sent a reply .

Please acknowledge receipt of this email and promise you will add it to my original objection.

Kind regards,

Derek Jackson

Subject: Re: Objection to
demolition of Perth City Hall

Mr Miller,

I also take exception to your email. This is not an intelligence test on St Johns Kirk or a Mastermind session with specialisation in St Johns Kirk and other religious matters . For you and your colleagues to put forward a ridiculous reason for demolishing a perfectly usable building as -

"The most important building in Perth is St Johns Kirk, a building that is far more important than the city hall that will then be in a proper setting. "

So you are telling me that the reason you want to demolish this building is to put it in it's proper setting. That is the most ridiculous argument for demolishing a listed building I have ever heard . This is not a competition about which is the better or more important building. This is a more serious matter of preserving a perfectly usable building which you people refuse to listen to possible uses , for example an enlarged museum space and information centre as well as an indoor market area. I quote the blurb at the end of your email

"Securing the future... - Improving services -
Enhancing quality of
life - Making best use of public resources."

Forgive me but would reusing the City Hall not fall into the category of "Making best use of public resources" ??????

Also to quote you again -

"I am determined that whatever we do here should reflect Perth's history over the centuries and hopefully the citizens of Perth and our many visitors will learn about important events that have shaped Scotland and the modern world."

Tell me in one sentence why demolishing a historic building and replacing it with an empty square is going to achieve the objectives mentioned above ??

To , as you say "whatever we do here should reflect Perth's history over the centuries " by creating an empty square would appear to be ludicrous. Is the square going to have billboards with a fraction of the history displayed and no artefacts? How can it possibly reflect Perth's history? You are destroying part of it !

On the other hand an enlarged museum and information centre could inform visitors of Perth's history just like any other normal town or city in the areas of Roman History, Perth's rich industrial history , railway history, monastic connections, royal connections. Apply for some lottery funds and get a donation from Historic Scotland like Stirling did to preserve The Smith Museum and Art Gallery in Stirling whereby the project has got off to a flying start with a grant of £264,600.00 from Historic Scotland, matched with £200,000.00 by Stirling Council.

Other councils appear to be interested in their heritage and listed buildings why aren't you ??????

Derek Jackson

----- Original Message -----

From: Sandy Miller

To: Derek
Jackson

Sent: Monday, December
12, 2011 7:35 PM

Subject: Re: Objection to
demolition of Perth City Hall

Mr. Jackson

I take exception to your letter and would point out that there was an extensive public consultation with regard to the city hall.

I am very aware of Perth's importance and my concern is the way in which the people, many of them who are protesting the loudest are unaware of the important part Perth has played in our country's history.

The most important building in Perth is St Johns Kirk, a building that is far more important than the city hall that will then be in a proper setting.

I am determined that whatever we do here should reflect Perth's history over the centuries and hopefully the citizens of Perth and our many visitors will learn about important events that have shaped Scotland and the modern world.

I could mention a few but I find a better way to make a point is to ask a question(or two)

Can you tell me:

What important event began in St. Johns Kirk

The outcome gave something very precious to the people

This led to an important development involving Scotland in European History

The name of a Perth man who was the pioneer of a new art form

The same person was involved in an important new church being formed ,
what is the church called

The name of an important international treaty was signed here by which
countries

I did not have to refer to any book or other sources in asking these
questions, I am asking them to illustrate the point that I have more concerns
about the future of Perth than many of the objectors.

Sandy Miller

On 12 Dec 2011, at 17:32, Derek Jackson wrote:

Hello councilors ,

here is a copy of an objection sent by an American man whose mother was a resident of Perth and attended Perth Academy.

I hope you people realise just how far the influence of Perth and its historic buildings have on the rest of the world. These people are not interested in a barren square but in the history of Perth and its buildings .

You have obviously not taken this into account when making your catastrophic decision to demolish a perfectly usable building which was designed and built for the people of Perth and not for a handful of SNP councilors.

You do not appear to realise what tourism is all about, people enjoy buildings that are old, they treasure the past and they appreciate good architecture of days gone by unlike the glass monstrosities that are erected today. This decision you have made will have a totally negative effect on the number of people visiting Perth because you are ripping out the heart of the town which would never be entitled to call itself a city.

How many more people like Rick Monaco are out there , sons and daughters of Perth and Perthshire emigrants who will be faced with a windswept square full of pigeons, drunks, skateboarders and the like .

I would also imagine that the SNP support from the public will drop to an all time low if this mad plan ever gets

approved.

Derek Jackson

----- Forwarded message -----

From: Rick Monaco
Date: Mon, Dec 12, 2011 at 3:04 AM
Subject: Objection to demolition of Perth City Hall
To: hs.consultationsperthandkinross@scotland.gsi.gov.uk

Heritage Management Directorate,
Historic Scotland,
Longmore House,
Salisbury Place,

Edinburgh EH9 1SH

Demolition of Perth City Hall

Dear Ms Johnston,

I am writing to state my objection to the proposed demolition of Perth City Hall. As the American son of a Scottish mother and Perth Academy graduate, it's been my pleasure to visit the Fair City often over the past thirty years. I've been particularly impressed by the way in which improvements to the High Street have been mindful of preserving the past while introducing the best of the present. The demolition of Perth City Hall would, however, accomplish neither.

It is my understanding that one of the required considerations before going through with this demolition is to be mindful of the "symbolic, personal, and social value of the City Hall or its importance in the collective memory of the local population and their sense of place." I'm not sure that I understand this idea in its entirety, but if the "collective memory of the local population and their sense of place" extends to subsequent generations from America and elsewhere, I'd like to speak up. It's a great old building and when I walk by it I picture my mother doing the same as a young girl. This alone may not be sufficient to save it from demolition, but I hope it helps.

Rick Monaco
New York City, USA

Securing the future... - Improving services - Enhancing quality of life - Making best use of public resources.

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General enquiries to Perth & Kinross Council should be made to enquiries@pkc.gov.uk or 01738 475000.

General enquiries to Live Active Leisure Limited should be made to

Leisure@liveactive.co.uk or 01738 492440.

General enquiries to TACTRAN should be made to info@tactran.gov.uk or 01738 475775.

Securing the future... - Improving services - Enhancing quality of life - Making best use of public resources.

Regards

Sandy Miller



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From: Lynn.Allen@scotland.gsi.gov.uk
Received: 14/12/2011 10:58:17
Subject: HoldenR&L_Representation
To: "" (incoming@lh23hisa.scotland.gov.uk)
Date Sent: 14/12/2011 10:58:17

Lynn Allen | Business Support Assistant

Historic Scotland | Alba
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Longmore House, Salisbury Place, Edinburgh, EH9 1SH
t| Number 0131-668 0315
e| Lynn.Allen@scotland.gsi.gov.uk
www.historic-scotland.gov.uk

From:
Lorna Holden [REDACTED]
Sent: 13 December 2011 19:36
To: HS.Consultations Perth &
Kinross
Subject: Proposed Demolition Of Perth City Hall

Tuesday 13th December,2011.

REF. NO: 11/01083/LBC

This e mail is to say that we the persons mentioned below totally disagree with the decision taken by the Development Control committee of Perth and Kinross Council on November 16th 2011 regarding demolition of Perth City Hall.

Yours Faithfully,

Raymond William Holden

Lorna Mary
Holden.
[REDACTED]

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Heritage Manangement Directorate,
Historic Scotland,
Longmore House,
Salisbury Place,
Edinburgh EH9 1SH
Email : hs.consultationsperthandkinross@scotland.gsi.gov.uk

Demolition of Perth City Hall

Dear Ms Johnston,

I wish to object to the proposal by Perth and Kinross Council to demolish this important listed building. My objection is based on the following grounds.

1. Para 3.50 of your SHEP guidelines states “...it is Scottish Ministers’ policy that no listed building shall be demolished unless it can be clearly demonstrated that every effort has been made to save it.”
The Council have not fulfilled this requirement of your policy because:
(a) at the end of the abortive negotiations with Wharfside in 2009 they failed to contact the “reserve bidders” at least one of whom was still interested in acquiring the building.
(b) Instead of re-marketing the building, as required by para 3.50 (d), of your SHEP guidelines, they appointed consultants to advise them on potential alternative uses. This was a technique that was less likely to make contact with restoring purchasers than open marketing and, furthermore, the brief they gave the consultants excluded a requirement to consider “... the symbolic, personal and social value of the City Hall or its importance in the collective memory of the local population and their sense of place.”(see page 53 para4.8 of the Locum Report). They also unnecessarily constrained the brief by requiring the consultants to work within the framework of Best Value and Green Book Treasury guidelines which, if they are relevant at all, apply only to public sector users. Finally, they have refused, within the past month, to consider a scheme lodged by Mr. V Linacre and Simpson and Brown, architects to re-use the entire building as a market, retail and cultural facility.
2. The case for demolition of the building rests on a claim that demolishing it would meet the criterion set out at para 3.50 (d) of your SHEP guidelines, namely “...the demolition of the building is essential to delivering significant economic benefits to economic growth and the wider community.” This claim is based only on the guesswork of the Locum consultants that replacing the building with a civic square would generate an extra 210,000 visitors a year. As one example of the “events” that will generate such benefits the consultants suggest that ice skating on the square for 5 weeks each winter will generate a surplus revenue of £50,300. Despite the easily verifiable **fact** that a comparable facility in Edinburgh has accrued losses in the order of £250,000 since 1998, and the George Square Glasgow facility also runs at a loss, these predictions have been accepted unquestioningly by the Council. The economic justification for demolition is, in fact, entirely conjectural and is, I believe, an inadequate basis for the removal of such an important building.
3. Apart from St. John’s Kirk, the buildings around the proposed square are mediocre in terms of their architectural quality and the space created would be windswept and undistinguished in comparison with squares which have genuine visitor appeal. In environmental terms, the loss would be greater than the gain.
4. The proposed square would be relatively small and has a considerable number of residential

properties on its north and south sides and in all the adjacent streets. None of the reports considered by Council's committees since 16th June 2010 – including the Development Control Committee of 16th November – gives a single thought to the issue of whether the events programme, which is integral to the economic case, is compatible with the need to maintain an adequate standard of residential amenity for existing properties.

For the above reasons, I request that the Council's application for consent to demolish the City Hall be refused and that they be instructed to engage in an open, genuine exercise to find a restoring purchaser.

Yours sincerely,

Renee Groeninx van Zoelen

From: Lynn.Allen@scotland.gsi.gov.uk
 Received: 14/12/2011 10:57:50
 Subject: DaltonL_Representation
 To: "" (incoming@lh23hisa.scotland.gov.uk)
 Date Sent: 14/12/2011 10:57:50

Lynn Allen | Business Support Assistant

Historic Scotland | Alba Aosmhor
 Longmore House, Salisbury Place, Edinburgh, EH9 1SH
 t| Number 0131-668 0315
 e| Lynn.Allen@scotland.gsi.gov.uk

www.historic-scotland.gov.uk

-----Original Message-----

From: Leanne Dalton [REDACTED]
 Sent: 13 December 2011 13:46
 To: HS.Consultations Perth & Kinross
 Subject: 11/01083/LBC

Heritage Management Directorate,
 Historic Scotland,
 Longmore House,
 Salisbury Place,
 Edinburgh EH9 1SH
 Email : hs.consultationsperthandkinross@scotland.gsi.gov.uk

Demolition of Perth City Hall

Dear Ms Johnston,

I wish to object to the proposal by Perth and Kinross Council to demolish this important listed building. My objection is based on the following grounds.

Para 3.50 of your SHEP guidelines states ".it is Scottish Ministers' policy that no listed building shall be demolished unless it can be clearly demonstrated that every effort has been made to save it."

The Council have not fulfilled this requirement of your policy because:

- (a) at the end of the abortive negotiations with Wharfside in 2009 they failed to contact the "reserve bidders" at least one of whom was still interested in acquiring the building.
- (b) Instead of re-marketing the building, as required by para 3.50 (d), of your SHEP guidelines, they appointed consultants to advise them on potential alternative uses. This was a technique that was less likely to make contact with restoring purchasers than open marketing and, furthermore, the brief they gave the consultants excluded a requirement to consider ".the symbolic, personal and social value of the City Hall or its importance in the collective memory of the local population and their sense of place."(see page 53 para4.8 of the Locum Report). They also unnecessarily constrained the brief by requiring the consultants to work within the framework of Best Value and Green Book Treasury guidelines which, if they are relevant at all, apply only to public sector users. Finally, they have refused, within the past month, to consider a scheme lodged by Mr. V Linacre and Simpson and Brown, architects to re-use the entire building as a market, retail and cultural facility.

The case for demolition of the building rests on a claim that demolishing it would meet the criterion set out at para 3.50 (d) of your SHEP guidelines, namely ".the demolition of the building is essential to delivering significant economic benefits to economic growth and the wider community." This claim is based only on the guesswork of the Locum consultants that replacing the building with a civic square would generate an extra 210,000 visitors a year. As one example of the "events" that will generate such benefits the consultants suggest that ice skating on the square for 5 weeks each winter will generate a surplus revenue of £50,300. Despite the easily verifiable fact that a comparable facility in Edinburgh has accrued losses in the order of £250,000 since 1998, and the George Square Glasgow facility also runs at a loss, these predictions have been accepted unquestioningly by the Council. The economic justification for demolition is, in fact, entirely conjectural and is, I believe, an inadequate basis for the removal of such an important building. Apart from St. John's Kirk, the buildings around the proposed square are mediocre in terms of their

architectural quality and the space created would be windswept and undistinguished in comparison with squares which have genuine visitor appeal. In environmental terms, the loss would be greater than the gain. The proposed square would be relatively small and has a considerable number of residential properties on its north and south sides and in all the adjacent streets. None of the reports considered by Council's committees since 16th June 2010 - including the Development Control Committee of 16th November - gives a single thought to the issue of whether the events programme, which is integral to the economic case, is compatible with the need to maintain an adequate standard of residential amenity for existing properties.

For the above reasons, I request that the Council's application for consent to demolish the City Hall be refused and that they be instructed to engage in an open, genuine exercise to find a restoring purchaser.

Yours sincerely,

Leanne Dalton



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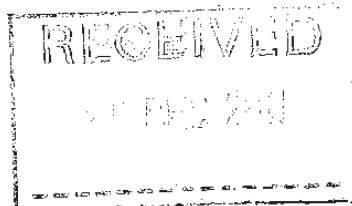
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13th December, 2011

Heritage Management Directorate,
Historic Scotland,
Longmore House,
Salisbury Place,
EDINBURGH EH9 1SH



Dear Sirs,

YOUR ADVERTISEMENT IN THE PERTSHIRE ADVERTISER
RE: PROPOSED DEMOLITION OF PERTH CITY HALL

I thank you for this opportunity to express my opposition to the above proposal, and would wish to make the following points: -

1. Perth Council says that "nearly everybody" approves of the proposal, but I have yet to hear one person agree with this. Those who are most vociferous would appear to be more recent members of the community, while some are not even residents.
2. The Council claims to own the building, but it was funded a hundred years ago by the populace of the time, and who would have expected it to be part of Perth's Heritage and to have remained in place for many generations to come.
3. In the North and South Sides, Perth already has ample recreational space and does not require a small, windswept square.
4. The Council states that demolition would provide a better setting for ancient St. John's Kirk, but those with architectural knowledge say that this is not so, as the surrounding buildings are of little or no merit. There is also the danger that the Kirk would be even more exposed to costly vandalism.

5./

2.

5. Long-standing residents who, like myself, have attended many functions in the City Hall, have always admired the elegance and ambience inside the building, while the decorated ceiling is of itself worthy of note. Unfortunately, there must be a large gap where the magnificent Pipe Organ was situated. That instrument was shipped off to Australia, to the dismay of the district's music-makers, and depriving Perth people of a most valuable asset.

May I thank you for your kind consideration of this plea to prevent a great wrong.

Yours most sincerely,

P.S. The Council says that ^{there has been} no viable plan for the building's use, but it is common knowledge that several plans were submitted early on, and the one chosen, by Wharfside, flopped. It is said that a very suitable plan by a reputable firm of architects from Cairns has been submitted, but ignored, recently.

From: Lynn.Allen@scotland.gsi.gov.uk
 Received: 13/12/2011 16:23:53
 Subject: ValentineR_Representation
 To: "" (incoming@lh23hisa.scotland.gov.uk)
 Date Sent: 13/12/2011 04:23:53

Lynn Allen | Business Support Assistant

Historic Scotland | Alba
 Aosmhor
 Longmore House, Salisbury Place, Edinburgh, EH9 1SH
 t| Number 0131-668 0315
 e| Lynn.Allen@scotland.gsi.gov.uk
 www.historic-scotland.gov.uk

From:
 Robin [REDACTED]
 Sent: 13 December 2011 11:33
 To: HS.Consultations Perth & Kinross
 Subject: Demolition of Perth City
 Hall - ref 11/01083/LBC

Dear Sirs

Demolition of Perth City Hall – Ref: 11/01083/LBC

I object to Perth and Kinross Council' decision

to demolish the old Perth City Hall on the following grounds:

1) The decision to

demolish was taken by a small committee of 12 councilors who voted for 7 to 5 for demolition along strict party lines.

2) No public meetings

were held to listen to the voice of the local ratepayers. Some drawings were put on display but there was no opportunity for the public to object.

3) The council in their

haste to get ride of Perth City Hall have made to effort to identify alternative uses for the building. It should be perfectly feasible to rip out the

old

interior and replace it with a modern two-level interior. The upper floor could be used to once again attract conferences to Perth and the lower floor used for

catering

and other functions.

Perth

and Kinross council will no doubt claim that the Perth Concert Hall can be used for conferences, but this is not correct. To be successful a conference centre

must

have both meeting space and catering for similar numbers.

Perth

totally lacks this facility and the cost of replacing the interior would be much less than the cost of demolishing the building and replacing it with a not very large

empty

space. Perth and Koinross Council may dispute this, but they are

unable to provide local residents with an accurate cost of demolishing the City Hall and the

cost of replacing it with a public square. Costs for this have been quoted as £3, £4 or £5 million,, but no accurate figures have been published by the local Council.

Yours faithfully

Robert Valentine



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