

**By E-mail**

Planning  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD  
developmentmanagement@pkc.gov.uk

Longmore House  
Salisbury Place  
Edinburgh  
EH9 1SH

Direct Line: 0131 668 8779  
Direct Fax: 0131 668 8722  
Switchboard: 0131 668 8600  
Dara.Parsons@scotland.gsi.gov.uk

Our ref: HGG/A/TC/612  
Our Case ID: 201306972  
Your ref: 14/00292/LBC

14 March 2014

Dear Sirs

**Planning (Listed Buildings And Conservation Areas) (Scotland) Act 1997  
Perth City Hall, King Edward Street, Perth**

Thank you for your consultation on the application to demolish Perth City Hall, which we received on 17 February.

The key submissions relate to both the potential benefits of your Council's city square strategy and the economic viability of retaining the building.

In terms of the perceived wider economic benefits, we previously considered that it would be very difficult to demonstrate that this would outweigh the presumption in favour of retaining the listed building. If your Council's decision is to support the application and to apply formally to Scottish Ministers we will need to carry out a further detailed review of this issue in the light of your revised submission. As previously, your Council also needs to demonstrate that these benefits cannot be achieved without demolishing the historic building.

We note that applications have now been lodged for proposals to convert the City Hall into a hotel. Clearly, our view is that any such proposal should be given every opportunity to progress and we consider that it would be very difficult to argue that all options have been explored until this proposal and any other outstanding proposals to take on the building have been considered. We would be grateful if we could be kept up to date with any further approaches from third parties so that we can take those into account in any further assessment of the case for demolition. If you determine that any approaches cannot be pursued either for viability or other reasons, we would

expect that assessment to be included in the package of material submitted to us in support of your own proposals.

We would be happy to discuss this further in detail with your Council.

Yours faithfully

**Dara Parsons**

Heritage Management Team Leader, Historic Buildings West