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Our ref: HGG/A/TC/612  
Our Case ID: 201105248  
Your ref: 11/01083/LBC

9 May 2012

Dear Sirs

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

**DECISION NOTICE**

I refer to your application for listed building consent dated 24 November to demolish Perth City Hall and construct a new city square at the above address.

Historic Scotland hereby **REFUSE** listed building consent on behalf of Scottish Ministers for the demolition of Perth City Hall and construction of a new city square, as outlined in the application dated 24 November 2011.

**Reasons for Refusal**

The proposal is contrary to Scottish Historic Environment Policy as there is a lack of evidence that:

- the anticipated benefits for Perth can only be delivered by the demolition of the building and that similar benefits cannot be achieved through its retention and conversion;
- there are no alternative sites which might offer similar benefits; and
- there is no alternative to demolition via marketing to potential restoring purchasers at a price reflecting its location and condition for a reasonable period

**Scottish Ministers' Decision**

The foregoing decision of Scottish Ministers is final, subject to the right, conferred by Sections 57 and 58 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, of any person aggrieved by the decision to apply to the Court of Session within 6 weeks of the date hereof. On any such application the Court may quash the decision if satisfied that it is not within the powers of the Act, or that the appellant's interests have been substantially prejudiced by a failure to comply with any requirements of the Act, or of the Tribunals and Inquiries Act 1992, or any orders, regulations or rules made under these Acts.

Scottish Ministers have carefully considered the documents submitted with the listed building consent application. Scottish Ministers note that not all the alternatives to demolition have been fully explored. Scottish Ministers hope that key stakeholders continue to work together to find an acceptable solution which may involve a valuation of the building and a further marketing exercise.

A copy of our report of handling is appended.

Yours faithfully

**Leigh Johnston**

Heritage Management Team Leader, Historic Buildings North

cc. David Littlejohn, Head of Planning and Regeneration, ([dlittlejohn@pkc.gov.uk](mailto:dlittlejohn@pkc.gov.uk))

cc. Adam Olejnik, ([aolejnik@pkc.gov.uk](mailto:aolejnik@pkc.gov.uk))

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