

Tetrick Planning



Chartered Town Planners

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area primarily characterised by city centre retail premises, with South Street being an historic secondary east-west street and main traffic route through the city centre. The Appraisal states that “the most notable characteristics of the main retail area are in the upper floor facades, which vary widely in character and allow for a contrasting roofline of varying heights and pitches. This cumulative effect is most noticeable looking west from the Queen’s Bridge along South Street”.

- 1.9 The site is located within the city centre within an area zoned for Town & Neighbourhood Centre (Policy 10 Local Plan). The wider area is mixed in use, with retail properties interspersed with residential and offices.

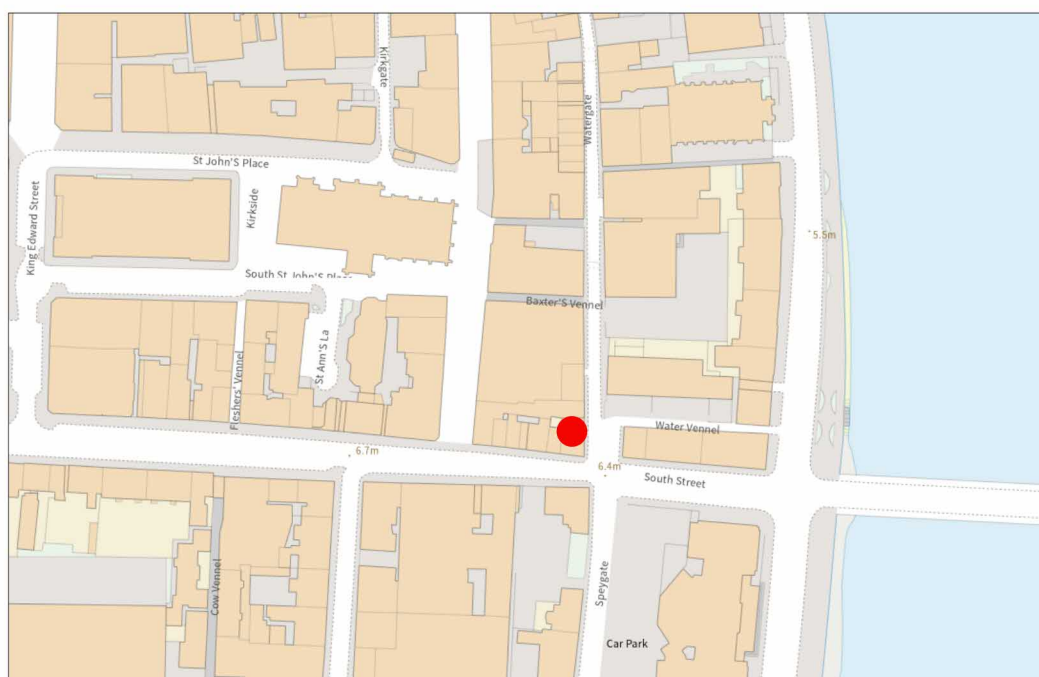


Fig 1 – Application site location plan

Planning History

- 1.10 In May 2023 a pre-application was submitted by the current applicant to Perth & Kinross Council, with a response received on the 20th June 2023 (ref. 23/00069/PREAPL).
- 1.11 On 08 May 1996 planning was granted for a change of use and alterations to form shop from public house (ref 96/00333/FUL).

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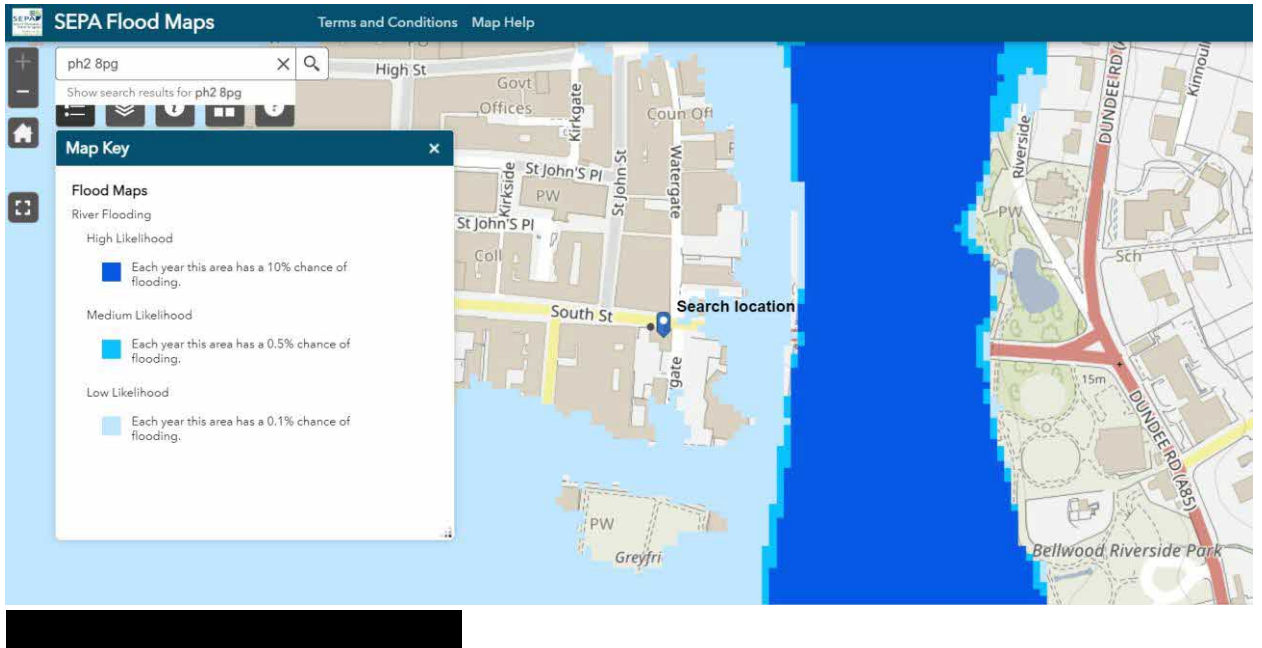
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APPENDIX 1 – Responses from the Vacant Property Development Officer at Perth and Kinross Council

Karlene Doherty <[REDACTED]>
To: Richard Swan <[REDACTED]>, John Snow <[REDACTED]>
Cc: Ingrid Tack <[REDACTED]>

1 August 2023 at 14:57

Hi Richard,

Jennifer's only further comment on the plans is that the space between the WHB and WC in the bathroom might be quite tight, to get through to the shower. Although not a vital change, it may be something that you want to look at and see if there is a better option.

Once you have an idea of timescales please let us know when it looks like you'd be proceeding with the project.

Regarding your feasibility grant query, Wendy will be in touch with you to organise if she hasn't already.

Congratulations on your new tenant as well: [New shop to move into former McEwens of Perth building \(thecourier.co.uk\)](https://www.thecourier.co.uk)

Kind Regards,

Karlene Doherty (she/her)

Vacant Property Development Officer

Planning and Development
Place Development Team
Perth and Kinross Council

Email KEDoherty@pkc.gov.uk

Pullar House

35 Kinnoull Street

PERTH PH1 5GD

Mobile 07917 093247



john@tetrickplanning.co.uk

From: Karlene Doherty <[REDACTED]>
Sent: 10 May 2023 13:43
To: Richard Swan
Subject: RE: 7 South Street, Perth

Hello Richard,

I've had the following feedback from colleagues who manage the Empty Homes Initiative funding regarding your proposals for 7 South Street:

- We would consider it for EHI, subject to available funding at the time they are ready to make an application. This would also be subject to there being no outstanding communal repairs.
- In order for it to be a desirable property, which retains a long term tenant, it might be more desirable if the access wasn't straight off the pavement into an open plan living/kitchen area. As it is a full conversation it could be advantageous to reconsider the layout now, to review if it was possible to do something that would make better use of space available, and more separation in terms of the entrance to the property from the street.
- Its unlikely to be suitable for a wheelchair user given the way the flat is accessed off the pavement however could be suitable for someone with limited mobility (although the busy street environment could limit interest from the potential tenant group). If considering accessible housing, it might be better to reconsider if a bath is required, as tenants requiring accessible housing are more likely to need a level access shower.

Hopefully the above is timely and helpful for your pre-app conversations with planning.

I look forward to receiving your separate emails regarding the other properties we discussed. I cross department council meeting on Tuesday, which it would be helpful if I had these updates for.

Kind Regards,

Karlene Doherty (she/her)
Vacant Property Development Officer
Planning and Development
Place Development Team
Perth and Kinross Council

Email KEDoherty@pkc.gov.uk
Pullar House
35 Kinnoull Street
PERTH PH1 5GD
Mobile 07917 093247



APPENDIX 2 – Pre-Application Response June 2023

SUMMARY OF CONSIDERATIONS

Planning Principle

NPF4 Policy 14 requires development proposals to be designed to improve the quality of an area whether in urban or rural areas and regardless of scale. LDP2 Policy 1 Placemaking requires development to contribute positively to the quality of the surrounding environment and respect the character and amenity of the place.

The application site is noted as being a long-term vacant retail unit on a prominent corner site on a main route through the City Centre. The building is Category B Listed and there are residential flats above the ground floor unit. The proposal would be compatible with the surrounding uses and it would improve the quality of the surrounding area by bringing a vacant property back into use.

The proposal would satisfy national and local placemaking policies.

NPF4 Policy 27 supports Town Centre Living however the criteria set out in Policy 27 (e,f,g) should be addressed. Similarly, LDP2 Policy 10 highlights that changes away from Classes 1, 2 and 3 to residential use will be discouraged unless there is demonstrable market evidence that the use is no longer viable. The Supporting Statement reports the property has been on the market since 2016 with no interest shown. Supporting information should be provided with a planning application to demonstrate that there has been no interest in the commercial property and the proposed change of use will not adversely affect the character, vitality and viability of the shopping area or the wider centre.

The proposal appears to satisfy NPF4 Policy 27 and LDP2 Policy 10.

Historic Environment

NPF4 Policy 7 and LDP2 Policy 27A and Policy 28A are relevant as the vacant property forms part of Category B Listed Building in a Conservation Area. National and local planning policy will only support proposals where they will preserve the buildings character, special architectural or historic interest and setting.

A sympathetic change of use and conversion is outlined in the Supporting Statement. Full detail of the internal and external alterations should be outlined in a Conservation Statement and highlighted on the drawings with a listed building application/planning application.

Historic Environment Scotland will be consulted as the property is Category B Listed.

Other relevant considerations

AQMA - Environmental Health have been consulted on the proposal due to it being in an AQMA and advise that given the nature of the proposal there are no matters arising.

Transportation and Development – bicycle storage should be provided for the residential property and suitable waste/recycling storage provided and shown on drawings with a planning application.

Flooding – The SEPA Flood Maps highlight the ground floor property is in a high-risk area for river flooding. Reference should be made to the Council's Supplementary Guidance on this matter.

Infrastructure Contributions - Within the Perth City Centre Zone, proposals for fewer than 20 dwellings will not be required to contribute towards Primary Education or Transport Infrastructure.

Conclusion

The proposal would bring a long-term vacant retail unit back into use and safeguard the future of a listed building. National and local planning policy supports this type of proposal where there is demonstrable evidence that the proposal would not negatively impact the character, vitality and viability of the surrounding shopping area.

Further information is required to demonstrate the vacant unit has been unsuccessfully marketed. LDP2 Policy 2 requires a Design Statement for the proposal and this should incorporate a conservation statement and schedule of works for all the internal and external alterations proposed to the listed building as part of the change of use proposal.

For information, the Supporting Statement makes reference to SPP (2014) and TAYplan (2016) and these planning documents are superseded by NPF4.

PLANS AND DOCUMENTS REQUIRED WITH PLANNING APPLICATION SUBMISSION

For information on what you will need to submit with your application please see our [application checklists](#) which can be found on our website at www.pkc.gov.uk/planning. The document [Additional Supporting Information Guidance](#) identifies the circumstances where further information will be required to allow us and consultees to fully consider your planning application. Failure to provide this information at the time of submission may delay the consideration of your application. You should also submit photographs of the site with your application as this may speed up the assessment.

PLEASE NOTE THAT THIS RESPONSE IS THE CONSIDERED OPINION OF A PLANNING OFFICER. NO FURTHER DISCUSSION WILL BE ENTERED INTO AS TO HOW THE POLICIES ARE INTERPRETED OR APPLIED.

Reviewed January 2022

APPENDIX 3 – Marketing evidence

Email 1 – Marketing Activity in 2017

From: Alan B W Stewart <[REDACTED]>
Sent on: Tuesday, November 7, 2017 3:25:04 PM
To: Richard Swan <[REDACTED]>
Subject: Re: South Street, Perth
Attachments: image001.jpg (3.73 KB)

Board is up, parties at the graphic designer as we outsource. Just back in today so chasing up.

Al

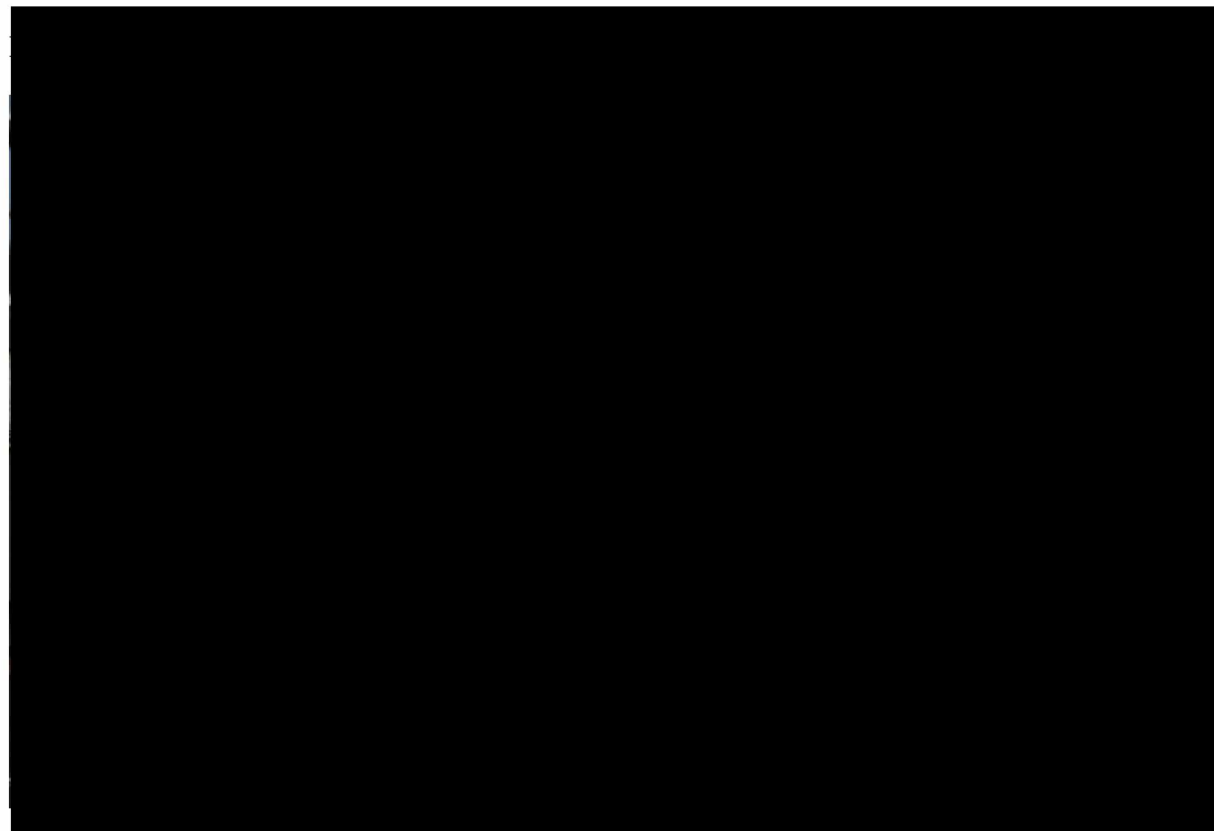
Alan BW Stewart
Director
Breck Sutherland
[75 Bothwell Street](http://75.BothwellStreet.com)
[Glasgow G2 6TS](http://Glasgow.G2.6TS.com)



Tel: [0141 229 5494](tel:01412295494)
Mob: [07540 760 882](tel:07540760882)
www.brecksutherland.com

On 7 Nov 2017, at 14:59, Richard Swan <[REDACTED]> wrote:

Hi Alan,
I still cannot find details for 7 South Street, Perth online. Have you started marketing yet? We really need to get this going.
Richard
Richard Swan BSc (Hons)
ASSET MANAGER - COMMERCIAL PROPERTY
<image001.jpg>



From: Claire Scanlan [mailto:]
Sent on: Wednesday, April 4, 2018 12:05:34 PM
To: Richard Swan [mailto:]
CC: Martin Sutherland [mailto:]; Barbara Crawford [mailto:]; Property | Lettings Direct Perth [mailto:]; Alan B W Stewart [mailto:]
Subject: RE: For sale board
Attachments: IMAG0001.JPG (1.24 MB)

Hi All,
Photo attached of replacement sign.
Kind regards,
Claire

From: Richard Swan [mailto:]
Sent: 22 March 2018 12:33
To: Claire Scanlan [mailto:]; Barbara Crawford [mailto:]; Property | Lettings Direct Perth [mailto:]; Alan B W Stewart [mailto:]
Cc: Martin Sutherland [mailto:]
Subject: RE: For sale board

Hi Claire,
That's fine, thank you.
Richard
Richard Swan BSc (Hons)
ASSET MANAGER - COMMERCIAL PROPERTY



SUBJECT TO CONTRACT & WITHOUT PREJUDICE
Direct T: 01707 667 311 | Richard.Swan@pantherplc.com
Panther Securities PLC | Unicorn House | Station Close | Potters Bar | Hertfordshire EN6 1TL
T: 01707 667 300 | F: 01707 667 301 | www.pantherplc.com

- Subsidiary Companies
- | | | |
|---------------------------------------|---|---|
| Panther Investment Properties Limited | Panther Shop Investments (Midlands) Limited | Westmeat Building Company Limited |
| Panther (VAT) Properties Limited | Panther Developments Limited | Multitrust Property Investments Limited |
| Panther Trading Limited | Panther (Borries) Limited | Northstar Property Investment Limited |
| Panther (Dover) Limited | Brownest Limited | Northstar Land Limited |
| Panther AL Limited | Sunley Motors Limited | Eurocity Properties PLC |
| Panther AL (VAT) Limited | Eurocity Properties (Central) Limited | CJV Properties Limited |
| MelodyBright Limited | TRD Developments Limited | |
| MRG Systems Limited | Abbey Mills Properties Limited | |

From: Claire Scanlan [mailto:]
Sent: 22 March 2018 12:30
To: Richard Swan [mailto:]; Barbara Crawford [mailto:]; Property | Lettings Direct Perth [mailto:]; Alan B W Stewart [mailto:]
Cc: Martin Sutherland [mailto:]
Subject: RE: For sale board

Hi Richard,
The sign would be attached to the shop fascia.
Look forward to hearing further from you.
Kind regards,
Claire
Order online via
<http://orders.forrest-group.co.uk/forrest-displays/page-order-sign/>

From: Richard Swan [mailto:]
Sent: 21 March 2018 11:45
To: Alan B W Stewart [mailto:]; Property | Lettings Direct Perth [mailto:]
Cc: Claire Scanlan [mailto:]; Martin Sutherland [mailto:]; Barbara Crawford [mailto:]
Subject: RE: For sale board
Thank you – where would the smaller sign be sited (so we can ensure the flats are unaffected).
Richard

Richard Swan BSc (Hons)
ASSET MANAGER - COMMERCIAL PROPERTY



Email 3 – Lack of interest in 2018

From: Alan B W Stewart [mailto:]
Sent on: Thursday, July 26, 2018 11:05:52 AM
To: Richard Swan [mailto:]
Subject: Re: URGENT - Brook Taverner, PERTH
Attachments: image001.jpg (3.73 KB)

Hi Richard
I will arrange to inspect on Monday / Tuesday?
Could you advise tenant?
South St - no enquiries all a bit disappointing.
Thanks

Alan B W Stewart
Director
Breck Sutherland
75 Bothwell Street
Glasgow G2 6TS



Tel: 0141 229 5494
Mob: 07540 760 882
www.brecksutherland.com
On 26 Jul 2018, at 11:46, Richard Swan [mailto:] wrote:

Hi Alan,
We have just received notice from the above that they will be vacating the unit on Friday 14th September. Can you please inspect ASAP and provide us with marketing recommendations with a view to getting the property back on the market over the next couple of weeks?
Has there been any interest on our little shop unit on South Street?
Kind regards,
Richard
Richard Swan BSc (Hons) MRICS
ASSET MANAGER - COMMERCIAL PROPERTY
<image001.jpg>

Email 4 – Auction Evidence

From: Stuart Logan (Brodies Solicitors) <[redacted]>
Sent on: Wednesday, February 26, 2020 4:26:42 PM
To: Richard Swain <[redacted]>
CC: Finlay Campbell (Brodies Solicitors) <[redacted]>
Subject: PAN36.58 | Lot 14 - South Street, Perth [BRO-D FID502920]

Richard
I am assisting Finlay with this matter.
I am just emailing to confirm that the above property did not sell at the auction today. No bids were made during the course of the auction however I understand from the auctioneer that one party made an offer of £30,000 at the end of the auction and that the auctioneer called you to discuss however this was ultimately not accepted.
Please do not hesitate to contact me if you require anything further.

Kind regards
Stuart
Stuart Logan | Solicitor | Brodies LLP Solicitors | brodies.com
T +44(0) 141 428 4125
M +44(0) 756 638 9427

BRODIES

From: Richard Swain <[redacted]>
Sent: 24 February 2020 15:43
To: Finlay Campbell (Brodies Solicitors) <[redacted]> Shaun Viger <[redacted]>
Cc: Stuart Logan (Brodies Solicitors) <[redacted]>
Subject: RE: Lot 14 - South Street, Perth

Hi Fin,
That's great, thank you for confirming. Good to note the approach from Sava Estates.

Rich
From: Finlay Campbell (Brodies Solicitors) <[redacted]>
Sent: 24 February 2020 14:00
To: Richard Swain <[redacted]> Shaun Viger <[redacted]>
Cc: Stuart Logan (Brodies Solicitors) <[redacted]>
Subject: RE: Lot 14 - South Street, Perth

CONFIDENTIAL MESSAGE - INTENDED RECIPIENT ONLY

Richard
Stuart ccd is attending and has assembled the legal pack and articles of roup etc.
We have heard from one interested party - Sava Estates. The legal pack has been sent to their lawyers.

Thanks
Finlay Campbell | Senior Associate - Real Estate | Brodies LLP Solicitors | brodies.com
T +44(0) 121 692 9700 M +44(0) 7900 731 305

BRODIES

From: Richard Swain <[redacted]>
Sent: 24 February 2020 11:47
To: Shaun Viger <[redacted]>
Cc: Finlay Campbell (Brodies Solicitors) <[redacted]>
Subject: RE: Lot 14 - South Street, Perth

Hi Shaun,
We did discuss this didn't we? Apologies if not. I think our reserve needs to be at a min £50k.
I won't be in attendance myself, but our solicitor was hoping to attend but he is out of the office for a couple of weeks on paternity leave.
Fin - would Bruce or someone else from Brodies be able to attend to this for us?
For contact on the day, I am happy to speak on the mobile - 07917 33 24 77.

Rich

From: Shaun Viger <[redacted]>
Sent: 24 February 2020 09:16
To: Richard Swain <[redacted]>

Subject: Lot 14 - South Street, Perth
Dear Richard,
With the auction on Wednesday we need to finalise details. Please can you obtain final instructions from your Chairman as to the undisclosed reserve price, which we are to apply on Wednesday afternoon? Secondly, I assume you will attend the auction and I also assume you will be the main point of contact for the day? Could you provide?

Regards
Shaun
Shaun Vigers
Director
SVA Property Auctions Ltd
13 Great King Street
Edinburgh
EH3 6JW
Tel: 0131 624 6640
Mob: 07979 367393
Email Disclaimer

Email 5 – Replacement sign in 2022

From: Barbara Crawford <[redacted]>
Date: 12 August 2022 at 11:36:23 BST
To: Alan Stewart <[redacted]>
Subject: South Street, Perth

Hi Alan,
Photo attached.
Regards,
Barbara
Please order online via
<https://ocean-displays.co.uk/order-a-sign/>

Barbara Crawford
Reception / Admin

Office 0141 378 5610
Email Barbara.Crawford@oceanoutdoor.com
Web www.oceanoutdoor.com
Twitter @OceanOutdoorUK
Address 7 Seaward St, Glasgow G41 1HJ



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