

## Speaking for Scotland's Buildings



10 September 2020

Angus McGhie  
Development Management  
Fife Council  
Kingdom House  
Kingdom Avenue  
GLENROTHES  
KY7 5LY

Dear Angus McGhie

**RE: 20/01592/LBC | Flat 1 75 South Street St Andrews Fife KY16 9QW**

Thank you for the opportunity to comment on the above planning application. The proposal is for the erection of ancillary accommodation including partial demolition of outbuilding. The North East Fife Cases Panel of the AHSS has considered the proposal and wishes to make the following comments.

It is accepted that the stone outbuildings of No 75 South Street will be converted into a self-contained flat. As the present structure stands on the site of medieval buildings, an archaeological survey is necessary. The plans (as existing) indicate a bee bole in the north wall of the main building. This should be carefully recorded and steps taken to ensure its protection.

It is generally accepted that the visual impact of any development within the conservation area should not be detrimental to its amenity. The proposed new building requires the removal of a mature maple tree. Felling permission was granted on 8 August 2018, but this permit has now lapsed. This fine tree with its distinctive purplish foliage contrasts with planting in neighbouring St John's Garden from which it is clearly seen. It is also visible through the Market Street archway and from Baker Lane.

If the north wing of the new building could be located to the east of the site the maple could be spared, enhancing the green credentials of the new flat and maintaining the garden character of a truly sensitive site.

Yours faithfully,

**Peter Davidson**  
Cases Panel Convener  
North East Fife Cases Panel

 @theahss

## Speaking for Scotland's Buildings



**AHSS**  
THE ARCHITECTURAL  
HERITAGE SOCIETY  
OF SCOTLAND

**AHSS Cases Panels | National Office** | 15 Rutland Square, Edinburgh EH1 2BE  
0131 557 0019 | [nationaloffice@ahss.org.uk](mailto:nationaloffice@ahss.org.uk) | [www.ahss.org.uk](http://www.ahss.org.uk)

The Architectural Heritage Society (AHSS) is a registered charity: SC007554REG. The Society is registered as a Company Limited by Guarantee: SC356726  
Chair: Martin Robertson BA (Hons) Dip Hist Art