

HERITAGE MANAGEMENT DIRECTORATE  
HISTORIC SCOTLAND  
LONGMORE HOUSE  
SALISBURY PLACE  
EDINBURGH EH9 1SH

RECEIVED 18 Dec 11

Dear Sirs,

PROPOSED DEMOLITION PERTH CITY HALL

following P+K Council approval of the above proposal, please accept on our behalf formal objections against any proposal of demolition

MR. GEORGE IAN ADAMS -

MRS CHRISTINA ADAMS -

we are all hopeful of your helpful support against demolition of another listed building of Perth's heritage by Perth and Kinross Council

Many thanks

From: Lynn.Allen@scotland.gsi.gov.uk  
Received: 20/12/2011 10:02:36  
Subject: StruthersJ\_Representation  
To: "" (incoming@lh23hisa.scotland.gov.uk)  
Date Sent: 20/12/2011 10:02:36

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:  
Julie Struthers [REDACTED]  
Sent: 18 December 2011 12:35  
To: HS.Consultations Perth & Kinross  
Subject: Objection to the  
Demolition of 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 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,  
Mrs Julie  
Struthers



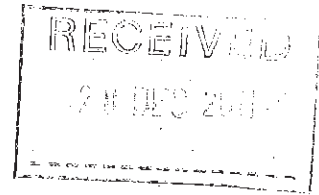
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This

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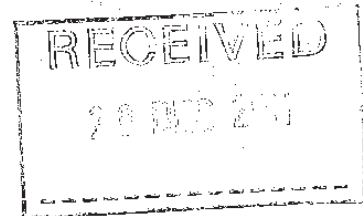
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Yours sincerely,

A large black rectangular redaction box covers the signature and name of the sender. The redaction consists of three overlapping rectangular blocks: a top-left block, a middle-right block, and a bottom-left block.

Heritage Management Directorate,  
Historic Scotland,  
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Salisbury Place,  
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Yours sincerely,

A large black rectangular redaction box covers the signature and name of the sender. The redaction consists of two overlapping rectangular blocks: a smaller one on top and a larger one below it, both completely obscuring the text underneath.

From: Lynn.Allen@scotland.gsi.gov.uk  
Received: 20/12/2011 10:05:22  
Subject: GrantS\_Representation  
To: "" (incoming@lh23hisa.scotland.gov.uk)  
Date Sent: 20/12/2011 10:05:22

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:  
Sheila Grant [REDACTED]  
Sent: 18 December 2011 16:28  
To: HS.Consultations Perth &  
Kinross  
Subject: Perth City Hall

Dear Sirs

We wish to object to the proposed demolition of Perth City Hall. This is one of the few remaining historic buildings in Perth and we consider it would be ideal for civic purposes, easily made into offices instead of renting properties elsewhere. An open space here would probably be built on in the future. In 1935 the Castle Gable was demolished for extension to the Museum and a car park formed. This car park now houses a futuristic Concert Hall, totally at odds with any of it's surroundings. We hope you will refuse this application for demolition.

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This email has been received from an external party and



MRS. ELIZ. M. CAMERON

TEL NO: [REDACTED]

18.12.2011

RECEIVED

21 DEC 2011

Dear Historic Management  
Directorate,

I write in support of  
the decision to retain the City  
Hall Perth.

To demolish this building which  
has & can still be an important  
building is in my view would be  
one of the biggest errors the local  
council & I believe the free council  
did not get a chance to vote which  
in view of the seriousness of the  
situation was a bad decision.

We are lacking indoor space  
for a variety of organisations & being  
in the town centre would be ideal  
for the Council office & medium sized halls  
for small organisations to hire, & less  
costly than the Concert Hall

2

The Perth Festive where local  
choirs & school orchestras also  
would benefit.

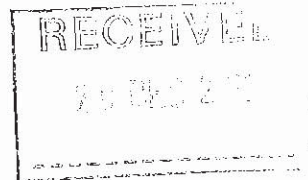
The reasons given for its  
demolition are pretty feeble &  
you will know that to have outdoor  
events in an open space in Perth  
can usually be wind blown & cold.  
I am sure if it is retained the  
city Hall with inside alterations  
will be an big asset to the  
Perthshire area.

I understand 4 million is  
the figure quoted for demolition.  
Let's have some financial  
figures for retaining the hall  
with plans for small retail units  
small cafe, indoor market, & 2  
medium sized halls for organisation  
use at reasonable rental.  
Whatever happens to the hall  
Please don't decide to

DEMOLISH THIS BUILDING

18/12/2011

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



Re : Save Perth City Hall

Dear Sirs,

Having travelled extensively across Europe and been delighted to find excellent indoor marketplaces in such cities as Brussels, Madrid, Stockholm, Barcelona, Budapest and Krakow, we can see no useful or architectural purpose to be served by the destruction of Perth City Hall to produce an open square in the heart of Perth.

As Perth is in Scotland it is open to the vagaries of the Scottish weather. Many of our visits to the excellent Farmers' Market has been spoiled by torrential rain and/or high winds. This Farmers' market might be accommodated in the redesigned City Hall Market Hall as proposed by Simpson & Brown.

Although St John's Kirk might be given a more fitting front exposure, the buildings surrounding the new open space are hardly of any architectural merit, indeed those on the east side will present their rear to the view of the visitor. Our experiences in the many piazzas, plazas and squares of European cities have been heightened by the impressive way in which the city fathers have been sensitive to the retention of aged buildings and the introduction of well designed and sympathetically integrated new shop frontages and cafes. This will not be the case with Perth's new open space which, whilst improving the view of St John's Kirk, will also afford an unbroken view of the unimpressive St John's Centre Mall entrance.

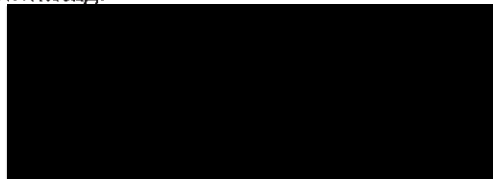
There exists an excellent design proposal by Simpson & Brown which will preserve the architectural merits of the existing City Hall with much needed upgrades and improvements to accommodate a vibrant mix of eateries, coffee bars and retail spaces. The design also serves to enhance the view of St. John's Kirk, from the roof terrace, through the large windows and through the spine of the building, as well as affording dynamic use of the floor space for seasonal events under cover.

We cannot help but suspect that, given the level of local opposition to the demolition, money may be the prime motivator in this destructive act and subsequent, pointless, open square proposal. We will watch with interest to see who benefits, and their relationship with the Perth Councillors who have made this decision to remove a building which has such resonance with so many Perth citizens. Indeed, my wife and I both have happy memories of singing madrigals competitively in the Perth Music Festival while we were at Perth Academy in the 60's and several years later were married in St. John's Kirk. Neither of us had any cause to be offended by the view of the City Hall when we emerged at the end of the service to the sound of Bach's Fugue a la Gigue.

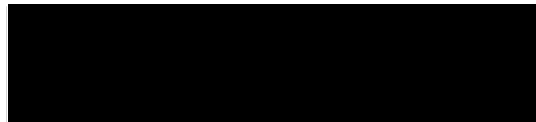
Perth City Hall may have lost its function as a large seating capacity venue now that the concert hall exists but it can continue to function in new and exiting ways more suited to the present and future needs of Perth people by adopting the Simpson & Brown's proposals. Perth was the first Scottish city to offer a Farmers' Market and already has many attractions for the tourist. If the City Hall was retained and restyled it could be the first city in Scotland to offer a high quality, European style, indoor, year-round facility for locals and tourists alike.

We urge you to recommend that Perth Council does not proceed to demolish Perth City Hall and instead finds a way, if not that of Simpson & Brown, of utilising and retaining an excellent and listed building.

Yours faithfully,



Ronald S Banks



Elspeth M Banks

From: Lynn.Allen@scotland.gsi.gov.uk  
Received: 20/12/2011 10:05:31  
Subject: WallaceJ&M\_Representation  
To: "" (incoming@lh23hisa.scotland.gov.uk)  
Date Sent: 20/12/2011 10:05:31

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From:  
johnandmargaret [REDACTED]  
Sent: 18 December 2011 20:24  
To: HS.Consultations Perth &  
Kinross  
Subject: City Hall - Objection  
letter (2)

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

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Yours sincerely,  
John and Margaret Wallace



Mon 19<sup>TH</sup> DEC 2011.

RECEIVED

19/12/11

Dear S/M,

I think that it is a lot of nonsense Demolishing a lovely building like the City Hall!! I thought the idea was that a listed building could not be done away. It will probably cost £4 million Pounds to Demolish it!! A lot more than if it is kept. My idea is to take away the steps at the King Edward Street side (the front). Obviously the Pillars could lengthened to suit. It is a large building. When it was being used, the offices must have in the basement.

It would be easy to alter it so that it could be used for Farmer's Markets instead of being frozen outside in the winter. There would be all different shops, restaurants, Christmas, charity sales etc.

An architect could design it easy.

There was an article in a newspaper that a 4 year old child asked their Mum what the figures were on top of the Building. The answer was, They were "Cherubs" that means one of an order of Angels a -  
- Beautiful child"

Another thing is that the Council owned the former Woolworths building which they were going to

2

Knock down, & they changed their mind.  
& must have spent a Million Pounds on  
& there are new shops in it already

It's really stupid having ~~having~~ an empty  
square if the City Hall is demolished.

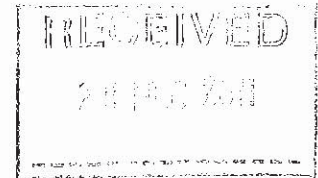
Nicholas Crane, made a good film about it.  
He also thinks it's silly to knock it down.  
There has been too many listed buildings in  
Perth which have been demolished.

Yours truly

[Redacted signature]



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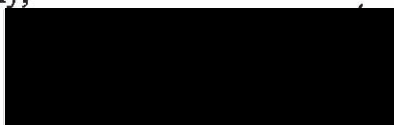
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MR. K. STEWRIGHT

From: Lynn.Allen@scotland.gsi.gov.uk  
Received: 20/12/2011 14:57:08  
Subject: SmithL&M\_Representation  
To: "" (incoming@lh23hisa.scotland.gov.uk)  
Date Sent: 20/12/2011 02:57:08

Lynn Allen | Business Support Assistant

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Lawson Smith [REDACTED]  
Sent: 19 December 2011 17:03  
To: HS.Consultations Perth &  
Kinross  
Subject: Perth City Hall

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Demolition of Perth City Hall

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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 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 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 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,

Lawson & Muriel Smith,

[Redacted]

[Redacted]

# Simpson & Brown Architects with Addyman Archaeology

St Ninian's Manse Quayside Street Edinburgh EH6 6EJ  
Telephone 0131 555 4678 Facsimile 0131 553 4576  
admin@simpsonandbrown.co.uk www.simpsonandbrown.co.uk

JS/BLS  
19<sup>th</sup> December 2011

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

Email : [hs.consultationsperthandkinross@scotland.gsi.gov.uk](mailto:hs.consultationsperthandkinross@scotland.gsi.gov.uk)

Dear Ms Johnston,

## Perth City Hall

In the mid 1990s, the Perth & Kinross Council described Perth City Hall in the following terms:  
*"Perth City Hall is a building of great architectural significance and beauty. Together with the Kirk of St. John, it forms the focal point of central Perth, and, seen from the Mercat Cross in King Edward Street, it is appreciated at its majestic best."*

I have been instructed to write to you on behalf of the recently established Perth City Market Trust to object formally to the proposed demolition of Perth City Hall and to set out as clearly as I can in the circumstances the Trust's proposals for its conservation and re-use as a City Market Hall.

The Trust currently exists as an unincorporated association. Its incorporation as a charitable company limited by guarantee is in hand. The Trust's constitution will combine the characteristics of a 'community development trust' and of a 'building preservation trust', following consultations with the Development Trusts Association Scotland (DTAS) and the Association of Preservation Trusts (APT).

The Trust's current members, who will become directors of the company on its incorporation, are James Cormie, Denis Munro, Vivian Linacre and Christopher Cook. Mr Cormie was formerly Director of Administration and Chief Executive and Mr Munro Director of Planning in the Perth & Kinross Council. Mr Linacre is a businessman with a long track record in retail property development. Mr Cook has a background in finance and the energy industry, currently specialising in alternative finance and development, and is a director of the Nordic Enterprise Trust. Mr Linacre and Mr Munro both live in Perth City centre. The Perth City Market Trust is supported by a professional team led by my firm, Simpson & Brown.

The Trust's proposal for conversion of the City Hall into a City Market Hall was prepared in October, when it was submitted to officials and members of the Perth & Kinross Council and to Historic Scotland. I attach a further copy. On 26<sup>th</sup> October I met and presented the Trust's proposals to Mr David Littlejohn, Head of Development and Regeneration at the Perth & Kinross Council. It was a friendly meeting; however, he told me that he believed the Council's mind was made up and suggested that the Trust should submit a Planning Application. I explained that, in order to do so,



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adavey@simpsonandbrown.co.uk  
Argyll Tel 07771 788773  
tomaddyman@addyman-archaeology.co.uk

**Partners**  
Andrew Davey BSc (Hons) Dip Arch RIAS RIBA  
John Sanders BA (Hons) Dip Conservation  
Tom Addyman MA (Cons) FSA Scot  
Susan Whittle BSc (Arch) Dip Arch RIAS RIBA  
Jenny Humphreys BSc (Arch) BArch (Hons) RIAS RIBA

**Working Consultants**  
James Simpson OBE FRIAS  
A Stewart Brown BArch (Hons) RIAS RIBA

**Associates**  
Stuart Allan BSc (Arch) Dip Arch RIAS RIBA  
Laura Bishop MA (Hons) MArch RIAS RIBA  
Lizzie Cooper BArch (Hons) Dip Arch RIAS RIBA  
Eleanor Egan MA (Hons) BArch RIAS RIBA  
Richard Gallie BA (Hons) Dip Arch RIAS RIBA  
Scott Lindsay BSc (Arch) BAArch (Hons) RIAS RIBA  
Rachel Mayhew BArch (Hons) Dip Arch RIAS RIBA  
Adrian Roberts BSc (Hons) PgDip Arch RIAS RIBA  
Tanja Romankiewicz Dipl-Ing (FH) FSA Scot  
Arnaud Schwartz Architecte DPLG RIAS

the Trust would require some comfort from the Council, as owner of the building, and some indication that it would engage constructively with the proposal.

On 29<sup>th</sup> October, Mr Linacre wrote to Mr Ian Innes, Head of Legal Services at the Perth & Kinross Council requesting formally that the council should engage with the Trust with regard to the City Market Hall proposal. A copy of this letter is attached. No substantive response to this letter has yet been received, nor have the trustees or my firm been allowed access to the building. The Council insists that the City Hall is in very poor condition, but I have neither seen nor been offered any evidence that this is truly the case.

The Trust is extremely confident that it can fund this project and that its proposed Perth City Market Hall will be financially viable. An Outline Business Plan has been prepared, a copy of which is attached. I can give assurance that this business Plan will be further developed and that Planning and Listed Building Consent applications will be lodged as soon as possible following a commitment from the Perth & Kinross Council that it will permit access to the Hall and generally engage constructively with the Trust.

A copy of the Trust's proposals has been displayed in the Willow Café adjacent to the City Hall. There has also been considerable opposition to the proposed demolition and support for the Trust's proposals in the media.

It seems clear to me and to the trustees that the Perth & Kinross Council has not acted properly in relation either to the Scottish Government's policies or to its own policies with regard to responsibility for listed buildings. In particular, it has not adequately explored, or allowed others to explore, ways in which the listed building can be preserved and put to good alternative use for the benefit of the community, the city and the country as whole. We reject the Council's suggestion that a new 'City Square' would provide greater benefit than re-use of the existing listed building and, in particular, we dispute the figures quoted in support of the Council's proposal. By contrast, we note the enthusiasm for the 'high street market' concept recently expressed by the UK Government's adviser, Mary Portas.

I object, on behalf of the Perth City Market Trust, to the proposed demolition of Perth City Hall and urge that Historic Scotland should advise the Minister that Listed Building Consent for demolition should be refused. The trustees ask that the Trust should be given a proper opportunity to demonstrate fully that its proposed City Market Hall is a viable project which it can deliver and which will, in turn, deliver real benefit to the historic environment and the economy of Perth City centre. I can further say that, if consent should be granted, the trustees will look very carefully at the reasons given for any such decision in relation to the published policies of the Council and the Government.

Yours sincerely,

  
James Simpson OBE FRIAS 

cc. Barbara Cummins

Mr Ian T Innes  
Head of Legal Service  
Perth & Kinross  
2-4 High Street  
Perth PH1 5PH

29 October 2011  
*Delivery By Hand*

Dear Mr Innes

**“PERTH CITY MARKET – A NEW FUTURE FOR THE CITY HALLS”**

You will have received by email on 6<sup>th</sup> October 2011, from the architects Simpson and Brown, a copy of the press release and accompanying drawings and reports – of which an extra copy herewith for ease of reference – outlining proposals for conservation and adaptation of the City Halls for the purposes illustrated. We prepared these proposals on behalf of our new partnership and now have pleasure in presenting them for the Council’s consideration. Copies were also sent to the Chief Executive, Head of Planning and Head of Regeneration, as well as to Scottish government ministers and officials, Historic Scotland, interested organisations and the media.

Moreover, your attention will have been drawn to the uniformly favourable publicity that the project’s launch has attracted. May I emphasize that our consortium was assembled following the Council’s resolution on 16 June 2010 to give further consideration to Colliers’ recommendation in favour of complete demolition, since when we have been engaged in the design studies and market research necessary to produce this ideal architectural and commercial solution, which consequently could not have been presented any sooner.

It must also be emphasized, for appreciation by all concerned, that the Market Hall concept differs totally from conventional retailing. There is clearly no demand for a development consisting of separate small shop units (e.g. the Wharfside scheme), with no collective theme or character but with heavy construction and fitting-out costs and based on individual sub-leases that burden tenants with the overheads and management expenses. No such model could ever be funded.

Whereas, in extreme contrast, the Market Hall will be unique, the first in Scotland, with a strong identity from the concentration of specially designed and fitted market stalls tenanted by top-quality specialist retailers of foods and other household necessities, set out in a tight grid on an open floor affording a clear view throughout, creating a constant buzz of excitement and sociability. Construction and fitting-out costs are minimised, while the lettings, for multiples of six months, minimise tenants’ overheads and management expenses. But the developer/head lessee’s participation is maximised, to ensure continuous promotion of the centre and a healthy turnover of tenants, continually improving the quality of trading while providing constant fresh evidence of rental values that will accordingly find their own levels.

Whereas any conventional form of retail development (even if it were fundable) would conflict with and detract from the city's existing shopping provision, the Market Hall will benefit the High Street and St John Centre and reinforce Perth as a shopping destination, in four distinct respects.

(a) By revitalizing the city centre it will strengthen the defences against out of town supermarkets and retail parks;

(b) As Scotland's only Market Hall it will vastly enlarge Perth's present catchment area, recapturing some of the trade lost to Dundee, Stirling, Dunfermline and Inverness over the last 30 or 40 years;

(c) In the current retailing slump, which is likely to last for some years yet, it concentrates exclusively on essentials – foods and household necessities – rather than luxuries, fashion and 'big-ticket' durables. Good value for money, always associated with market trading, will be especially appreciated in these hard times. The Market Hall concept also anticipates the radical changes in shopping development, that will inevitably take effect whenever the market does eventually recover, by granting very short leases and the landlord undertaking 'hands-on' management. The object of retail property development traditionally was the creation of a trouble-free long-term investment that could be held in an institutional portfolio, whereas in future the priority will be revenue growth and management efficiency. This Market Hall fits that model perfectly.

(d) Perth's attraction as a tourist destination will be greatly enhanced by the Market Hall and particularly by the proposed incorporation of a proper Visitor & Information Centre as well as by the catering and other ancillary uses on the galleried upper floors, from which the views down into the atrium will generate a special additional excitement.

At this point it is worth quoting from a letter sent today to Simpson and Brown by Dr Lindsay Lennie of Historic Shop Conservation:

*"I just wanted to contact you in relation to the recent proposals for regenerating Perth City Halls as a market hall. The design looks really exciting and viable and I do hope you are successful in saving this building from demolition.*

*You may be aware that Perth became Scotland's first Cittaslow (Slow Food) in 2007. They have signed up to a charter, not just about local food but also about celebrating (and protecting) local heritage and sustainability. You can read the charter at:*

*<http://pkc.gov.uk/Promoting+Perth+and+Kinross/Cittaslow/>*

*The first two points state: **\*A policy is in place to help maintain and develop the distinctiveness and characteristics of the town and the surrounding area. Regeneration and re-use are priorities, rather than modernisation and redevelopment for the sake of change. \*\*A policy on the built environment encourages enhancement of the area rather than development that is insensitive to history, tradition and the needs of people.***

*Demolition of a listed building that is 100 years old certainly does not seem to meet these criteria and I wonder if local Councillors are aware of the conflict with their aim to be a Cittaslow town. In contrast, your proposals seem to fit totally with the central themes of Cittaslow. I wish you every success with your proposals."*



We are now in a position to enter into discussions with the Council, with a view to submission of applications for Planning Permission and Listed Building Consent at the earliest practicable date.

However, we do appreciate that before reaching that stage we will be required to satisfy you as to our funding resources, and in order to do that, of course, we have to produce a financial appraisal and business plan.

A key component of these productions must be the terms and conditions to be agreed for our possession of the building. An indication was given in the Feasibility Report of a possible basis for such an agreement, and we are investigating various options as to the most appropriate corporate entity (Special Purpose Vehicle), including a Limited Liability Partnership of which the Council could itself become a Member if it so chose. While perfectly confident of available private investment on a normal commercial basis, we are also exploring newly established alternative models, because this is a unique opportunity to do so, such as a not-for-profit Community Development Trust, facilitated (as you are no doubt aware) by the organization called Development Trusts Scotland which was set up by the Scottish Government, one of whose objects is to transfer under-used Local Government assets to community ownership; whereby the Trust takes ownership of the building [perhaps on a 125 years ground lease] while the operation is run by a wholly owned trading company, any surplus revenue or profit share payable by the company to the Trust becoming available for other community projects.

All of this I could usefully discuss with you. May we therefore please arrange an early meeting?

We need only to agree the essential terms and conditions by way of a Minute or exchange of formal letters, to enable us to put the funding in place, following which to lodge our PP and LBC applications, each of these three stages to be subject to a time limit.

I look forward to hearing from you.

Yours sincerely

Vivian Linacre

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

RECEIVED  
19 DEC 2011  
Mr A Secomb

### 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.

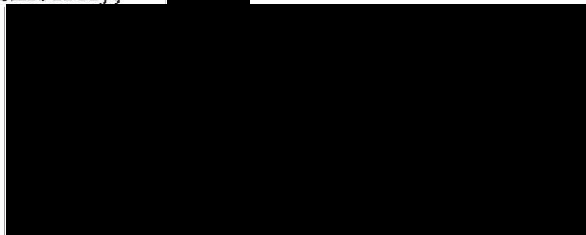
1. Para 3.50 of your SHEP guidelines states "*... it is Scottish Ministers' policy that no listed building shall be demolished unless it can be clearly demonstrated that every effort has been made to save it.*"  
The Council have not fulfilled this requirement of your policy because:
  - (a) at the end 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 16<sup>th</sup> June 2010 – including the Development Control Committee of 16<sup>th</sup> 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 large black rectangular redaction box covers the signature and name of the sender.

From: Lynn.Allen@scotland.gsi.gov.uk  
Received: 20/12/2011 14:57:58  
Subject: SaynorM\_Representation  
To: "" (incoming@lh23hisa.scotland.gov.uk)  
Date Sent: 20/12/2011 02:57:58

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: malcolm saynor [REDACTED]  
Sent: 19 December 2011 22:09  
To: HS.Consultations Perth & Kinross  
Subject: Proposed demolition of Perth Hall

I am objecting to the proposal by Perth and Kinross Council to demolish this important listed building for the following reasons -

1. Para 3.50 of your SHEP guidelines states " it is Scottish Minister's policy that no listed building shall be demolished unless it can be demonstrated that every effort has been made to save it"  
The Council have not fulfilled this requirement because -

(a) they have refused, within the past month, to consider a scheme lodged by Mr V. Linacre and Simpson and Brown, architects to reuse the entire building as a market, retail and cultural facility.

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

2. The City Hall building is in very good structural condition and does not require any repairs. It would be mindless vandalism to destroy a building which could be converted into a market , retail and cultural facility.

For the above reasons I request that the Council's application to demolish the City Hall be refused.

Malcolm Saynor



\*\*\*\*\*  
This email has been received from an external party and has been swept for the presence of computer viruses.  
\*\*\*\*\*

\*\*\*\*\*  
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.

From: Lynn.Allen@scotland.gsi.gov.uk  
Received: 21/12/2011 14:48:25  
Subject: PryorH\_Representation  
To: "" (incoming@lh23hisa.scotland.gov.uk)  
Date Sent: 21/12/2011 02:48:25

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](http://www.historic-scotland.gov.uk)

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

From: Dymond N (Nicole)  
Sent: 20 December 2011 11:51  
To: HS.Consultations Perth & Kinross  
Subject: FW: Feedback assigned to [hs.inspectorate@scotland.gsi.gov.uk](mailto:hs.inspectorate@scotland.gsi.gov.uk)

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

From: Historic Scotland website [<mailto:hs.shop@scot.gov.uk>]  
Sent: 19 December 2011 10:32  
To: [hs.inspectorate](mailto:hs.inspectorate@scotland.gsi.gov.uk) (external)  
Subject: Feedback assigned to [hs.inspectorate@scotland.gsi.gov.uk](mailto:hs.inspectorate@scotland.gsi.gov.uk)

Please see the comment below received via the Historic Scotland online feedback form <http://www.historic-scotland.gov.uk/feedback>. If the correspondent has requested a reply, a response should be issued within 21 days (by email unless otherwise stated). Please send an email to [hs.website@scotland.gsi.gov.uk](mailto:hs.website@scotland.gsi.gov.uk) once the reply has been issued, with the date of response and outcome, in order for the database to be updated.

The following link is a guide to our standards for preparing a response but you may also find it useful to send the link to the correspondent with the response. Raising the Standard:  
<http://www.historic-scotland.gov.uk/index/aboutus/raising-the-standard.htm>

Thank You

Type of feedback:  
Send a comment

Subject of feedback:  
A listed building

Other:

Comment:  
Hello,  
Perth City Hall

I do not know which department I should be contacting with regards to the demolition of Perth City Hall by Perth and Kinross Council.

I am totally against the demolition of this unique building, Surely there could be some compromise with the council with keeping the front of the building as one suggestion,

I understand that the council do not wish to loose face as their decision has already been made but to replace this uniqueness with a 'Piazza' that will only be able to be used a few times a year etc. etc...

You are our last hope that his building can be saved. What a big loss to the town if you agree with the council.

Heather Pryor  
[REDACTED]

Reply?:  
yes

Reply type:  
email

Name:  
Heather Pryor

Address 1:

Address 2:

Town:

County:

Postcode:

Email:  
[REDACTED]

Phone:

Date feedback received:  
16/12/2011 19:02:18

Date response actioned:

Action officer:

Status:

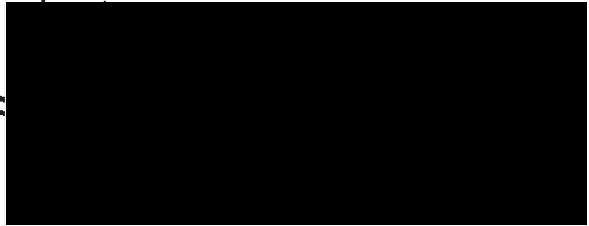
-----  
This is an automated email sent by the Historic Scotland website.

<http://www.historic-scotland.gov.uk/>

The original of this email was scanned for viruses by the Government Secure Intranet virus scanning service supplied by Cable&Wireless Worldwide in partnership with MessageLabs. (CCTM Certificate Number

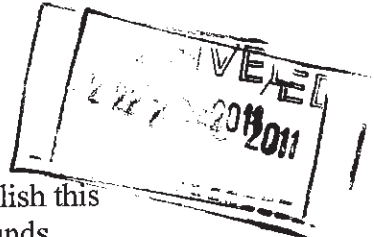


Heritage Management Directorate,  
Historic Scotland,  
Longmore House,  
Salisbury Place,  
Edinburgh EH9 1SH  
Email : [hs.consultationsperthandkinross@scotland.gsi.gov.uk](mailto:hs.consultationsperthandkinross@scotland.gsi.gov.uk)



19<sup>th</sup> Dec 11

**Demolition of Perth City Hall**



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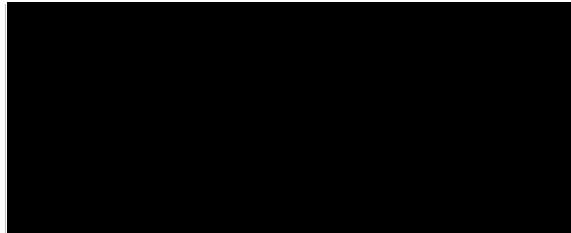
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From: Lynn.Allen@scotland.gsi.gov.uk  
Received: 20/12/2011 14:56:18  
Subject: PetrieS\_Representation  
To: "" (incoming@lh23hisa.scotland.gov.uk)  
Date Sent: 20/12/2011 02:56:18

Lynn Allen | Business Support Assistant

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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:  
susan petrie [REDACTED]  
Sent: 19 December 2011 15:03  
To: HS.Consultations Perth &  
Kinross  
Subject: Demolition of Perth City Hall

#### Demolition of Perth

City Hall

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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,

Miss S. Petrie



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From: Lynn.Allen@scotland.gsi.gov.uk  
 Received: 20/12/2011 14:56:03  
 Subject: PetrieJG\_Representation  
 To: "" (incoming@lh23hisa.scotland.gov.uk)  
 Date Sent: 20/12/2011 02:56:03

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:  
 susan petrie [REDACTED]  
 Sent: 19 December 2011 15:02  
 To: HS.Consultations Perth &  
 Kinross  
 Subject: Demolition of Perth City Hall

#### 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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J.G. Petrie



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From: Lynn.Allen@scotland.gsi.gov.uk  
 Received: 20/12/2011 14:56:28  
 Subject: PetrieA\_Representation  
 To: "" (incoming@lh23hisa.scotland.gov.uk)  
 Date Sent: 20/12/2011 02:56:28

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:  
 susan petrie [REDACTED]  
 Sent: 19 December 2011 15:04  
 To: HS.Consultations Perth &  
 Kinross  
 Subject: Demolition of Perth City Hall

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City Hall

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Yours sincerely,

Mrs A. Petrie



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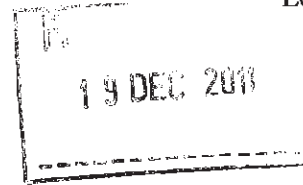
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Demolition of Perth City Hall



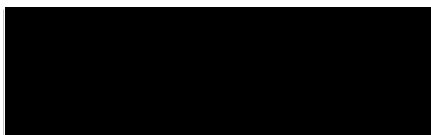
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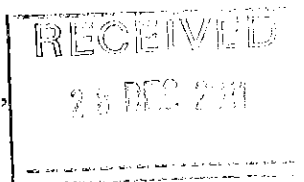
For the above reasons, I request that the Council's application for consent to demolish the City Hall be refused and that they be instructed to engage in an open, genuine exercise to find a restoring purchaser.

Yours sincerely



P.S. I think it is a lovely building.

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



19th December 2011

### 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.*"  
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(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 para 4.8 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.
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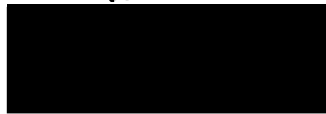


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For the above reasons, I request that the Council's application for consent to demolish the City Hall be refused and that they be instructed to engage in an open, genuine exercise to find a restoring purchaser.

Yours sincerely,

A solid black rectangular box redacting the signature of the sender.

J. A. MARTIN (MRS)

From: Lynn.Allen@scotland.gsi.gov.uk  
Received: 20/12/2011 10:05:55  
Subject: Mackintosh\_Representation  
To: "" (incoming@lh23hisa.scotland.gov.uk)  
Date Sent: 20/12/2011 10:05:55

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:  
LESLEY MACKINTOSH [REDACTED]  
Sent: 19 December 2011 08:33  
To: HS.Consultations Perth &  
Kinross  
Subject:

Objection to  
demolishing Perth City Hall.

I would like  
the City Hall to be kept and used.

It is a  
disgrace that the building has been closed for so long.

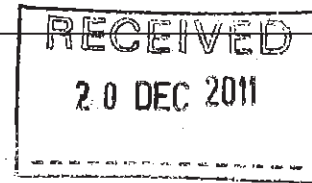
Please help  
the Perth people to retain this lovely old building.

Yours Lesley  
Mackintosh

**Allen L (Lynn)**

---

**From:** Johnston L (Leigh)  
**Sent:** 20 December 2011 11:21  
**To:** HS.Consultations Perth & Kinross  
**Subject:** FW: PERTH AND KINROSS COUNCIL used to love Perth City Hall



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

Thanks,

Leigh

---

**From:** Johnston L (Leigh)  
**Sent:** 19 December 2011 16:18  
**To:** Derek Jackson  
**Subject:** RE: PERTH AND KINROSS COUNCIL used to love Perth City Hall

Dear Mr Jackson,

Thanks for your recent emails and attachments. We already have a copy of the Perth City Hall leaflet to which you refer but note your points raised and we will add them to your objection correspondence.

With regards to the city hall floor issue, we have no reason to request an internal inspection. The email from Jim Low dated 13<sup>th</sup> December 2011 confirms the position of the Council and this does not appear to have changed from our site visit in July, therefore we have no reason to suspect otherwise. The Council have undertaken an inventory which we welcome but have no role or involvement in.

Regards,

Leigh

---

**From:** Derek Jackson [REDACTED]  
**Sent:** 19 December 2011 12:13  
**To:** Denis Munro; ALEXANDER BREMNER; Barry Pringle; Johnston L (Leigh)  
**Cc:** Derek Jackson  
**Subject:** Fw: PERTH AND KINROSS COUNCIL used to love Perth City Hall

Hello Leigh,

I was sent a leaflet issued by Perth and Kinross District Council way back in 1995 - 1996 extolling the virtues of Perth City Hall .

Would you please add this additional detail to my original objection to show how fickle councils can be also to show that the new concert hall does not fulfill all the functions that the City Hall used to provide , see below.

20/12/2011

Council extolls beauty of Perth City Hall back in 1995 - see comments from a former council - refer to document dated 1995 - 1996 attached .

To quote the council's document " Perth City Hall is a building of great architectural significance and beauty. Together with the Kirk of St John, it forms the focal point of Central Perth, and seen from the Mercat Cross in King Edward Street, it is appreciated at its majestic best."

You will also see from the document the various uses that the council were advertising -

"Both halls can be hired all year round, subject to availability, and they are ideal for musical or theatrical performances, larger functions or receptions, sales of work, fund raising , activity sessions, dancing,lectures, conferences or a hundred and one other uses. It's removable seating gives a flexibility allowing different types of event to happen on the same day."

The new concert hall probably only satisfies two or three of these uses, musical performances, conferences , lectures.

It certainly cannot handle dancing, sales of work, indoor markets, activity sessions, record and cd fairs , badminton, indoor football in the lesser city hall and the hundred and one other uses to which it could be put. The new concert hall does not have removable seating.

Taking all uses into consideration therefore , the new concert hall is not fulfilling all the functions that the City Hall used to provide so why is the current council so desperate to demolish it and waste millions of pounds when they are already £160 million in debt ? Seems strange that a previous council positively loved the building, oh how times change, despite the fact the building has not changed.

Derek

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\*\*\*\*\*

*Duplicate***Johnston L (Leigh)**

**From:** Johnston L (Leigh)  
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19/12/2011

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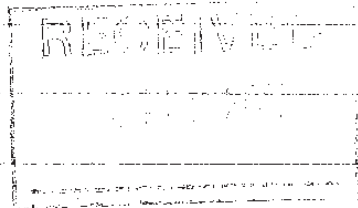
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\*\*\*\*\*

MR. P. HUGHES



19 DECEMBER 2011

SAVE PERTH CITY HALL

I HAVE VERY FOND MEMORIES OF THE EVENTS HELD IN THE CITY HALL.

ALSO, IT IS A BUILDING WHICH IS ESSENTIAL TO THE HISTORY OF THE "CITY" OF PERTH.

THEREFORE I FULLY SUPPORT THE CAMPAIGN TO "SAVE PERTH CITY HALL."

  
(MR P. HUGHES)

From: Lynn.Allen@scotland.gsi.gov.uk  
Received: 20/12/2011 14:57:22  
Subject: GrantM&C\_Representation  
To: "" (incoming@lh23hisa.scotland.gov.uk)  
Date Sent: 20/12/2011 02:57:22

Lynn Allen | Business Support Assistant

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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: [REDACTED] On Behalf Of Colin Grant  
Sent: 19 December 2011 17:22  
To: HS.Consultations Perth & Kinross  
Subject: PERTH CITY HALL

Dear Sirs,

We wish to object to the proposal by Perth and Kinross council to demolish this important listed building. Our objection is based on the following grounds.

1. Since the collapse of the original plans no genuine effort seems to have been made to find alternative proposals for use of the building.

2 .The demolition of the building would leave an open square which for much of the year would be a windswept blank space which would not act as a visitor attraction.

3. The appearance of St. Johns kirk would not be enhanced as when it was built it would have been in congested surroundings as many medieval continental churches still are.

4. The cost of demolition would fund alternative uses and cover any shortfall in running costs for many years.



5. The quality of many of the buildings surrounding the proposed square are rather poor and it seems strange that the best building, apart from St. Johns, should be the one to be demolished.

Yours sincerely,

Margaret Grant

Colin Grant

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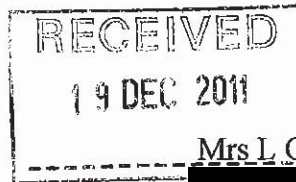
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This email has been received from an external party and has been swept for the presence of computer viruses.  
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\*\*\*\*\*



Mrs L. Gardner

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

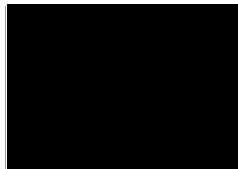
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The Council have not fulfilled this requirement of your policy because:  
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For the above reasons, I request that the Council's application for consent to demolish the City Hall be refused and that they be instructed to engage in an open, genuine exercise to find a restoring purchaser.

Yours sincerely,



From: Lynn.Allen@scotland.gsi.gov.uk  
Received: 20/12/2011 14:57:44  
Subject: FiskenT\_Representation  
To: "" (incoming@lh23hisa.scotland.gov.uk)  
Date Sent: 20/12/2011 02:57:44

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: Tom Fisken [REDACTED]  
Sent: 19 December 2011 19:35  
To: HS.Consultations Perth & Kinross  
Subject: Perth City Hall

I wish to raise an objection to the proposed demolishing of Perth City Hall. I understand that Scottish Ministers policystates that no listed building should be demolished until every effort has been made to save it. In my view this has not been done by Perth and Kinross Council Mr Linacre and Simpson & Brown (Architects) submitted a proposal to utilise the entire building but this proposal does not appear to have been given any credence by the Council. Why is that? The Council claim to have 90% of public support for demolition. How did they come by that figure? The surrounding buildings are insignificant and in no way compare with any public squares that I can think of. The Council claim an additional 200,000 people would frequent their square bringing in an additional £50,000 How can that be proved? My gut feeling is that the Council are railroading this through come hell or high water.  
PLEASE DON'T LET IT HAPPEN.

Tom Fisken,  
[REDACTED]

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\*\*\*\*\*

Heritage Management Directorate,  
Historic Scotland,  
Longmore House,  
Salisbury Place,  
Edinburgh EH9 1SH  
Email : [hs.consultationsperthandkinross@scotland.gsi.gov.uk](mailto: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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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 16<sup>th</sup> June 2010 – including the Development Control Committee of 16<sup>th</sup> 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,



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



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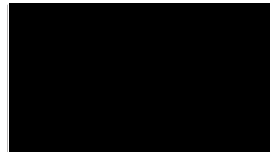
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For the above reasons, I request that the Council's application for consent to demolish the City Hall be refused and that they be instructed to engage in an open, genuine exercise to find a restoring purchaser.

Yours sincerely,





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



### **Demolition of Perth City Hall**

Dear Ms Johnston

I wish to object to the proposed demolition of Perth City Hall. I was born and bred in Perth and, in fact, lived across from the City Hall, above the old Fire Station which was on the site of the present Debenham's store. So it was a huge part of my childhood.

I was in Perth two days ago and yet again marvelled at this building, and the thought that it is to be demolished to create a piazza type space just beggars belief. Apart from the historic St John's Kirk, the City Hall is Perth. St John's Kirk can be seen quite clearly with the City Hall in situ and the Hall does not in any way detract from that historic church.

I wonder how many of the current Council are actually originally from the Fair City? Do they really have any idea of the City Halls' (there being more than one hall within the building) past? I would suggest not.

Far too many historic buildings in Scotland are being left to decay or have avaricious councillors making insane decisions re city planning, so that developers can come in and make a cheap buck on important sites.

My other objections are as follows

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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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,

Pauline Dow.

[REDACTED]

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

(Signed) Valerie J. Davis.

From: Lynn.Allen@scotland.gsi.gov.uk  
 Received: 20/12/2011 14:58:16  
 Subject: CoyleG\_Representation  
 To: "" (incoming@lh23hisa.scotland.gov.uk)  
 Date Sent: 20/12/2011 02:58:16

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:  
 coyle gloria [REDACTED]  
 Sent: 19 December 2011 22:47  
 To: HS.Consultations Perth &  
 Kinross  
 Subject: Demolition of Perth City Hall

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.

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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,

G Coyle (Mrs)

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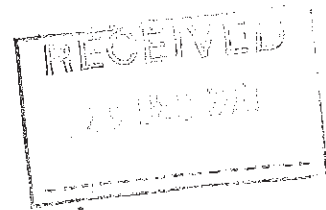
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19th Dec 2011



Dear Sir/Madam

I am writing to ask you to keep the City Hall in Perth, its an historic building and in my opinion should not be demolished.

I am sure there could be a use found for it for example a Museum, an indoor venue for the Farmers Market, or an indoor market for small traders. Perth is an historic town but there is no evidence of that except for the odd plaque as the council seems to want to make it all modern.

A civic square would invite all the local undesirables to congregate, not a very good advert for visitors or tourists.

Money could be used to repair the hall before it gets in a far worse state than it already is. If the Perth council wont listen

to the people of Perth maybe they'll listen to yourselves.

yours Sincerely



Tel: [REDACTED]  
E'mail: [REDACTED]

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

19 December 2011

Dear Sirs

### **Proposed Demolition of Perth City Hall**

I wish to object strongly to the proposed demolition of Perth City Hall by Perth & Kinross Council.

The Council has failed to put forward any convincing arguments in support of its contention that demolition deliver significant benefits to economic growth and the wider community". To the contrary, and despite an excessive amount of time in trying to make the Wharfside proposal work, it now appears to be acting to provide a solution to the problem of an empty building without even attempting a proper re-marketing exercise.

The Council has also refused to give any consideration to a recent proposal by Simpson & Brown (one of the country's leading conservation architects in the Country) and Mr Vivian Linacre (who has over 30 years experience in large shopping developments) to create an high-class indoor market hall, with allied restaurant and cultural use.

Scottish local authorities have an unenviable record of sweeping away historic properties for short-term and questionable gains (viz Dundee Town Council's demolition of Victoria Arch). Creation of a city square at the site of a fine listed building would appear to be another example of public authority vandalism.

Historic Scotland recently refused Tayside Health Board permission to demolish 2 listed buildings at Murray Hospital which were redundant so as to enhance the surrounding environment of the Hospital Chapel (a fine building). Applying that criterion I cannot see how Historic Scotland can support the demolition of the City Hall which would enhance the aspect of St John's Kirk.

Please reject the Council's application for consent to demolish the City Hall.

Yours faithfully

Ivan Carnegie MA. LLB



From: Lynn.Allen@scotland.gsi.gov.uk  
Received: 20/12/2011 14:56:56  
Subject: FW: Perth City Hall  
To: "" (incoming@lh23hisa.scotland.gov.uk)  
Date Sent: 20/12/2011 02:56:56

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: 19 December 2011 16:34  
To: HS.Consultations Perth & Kinross  
Subject: Perth City Hall

Sirs

I attach letter of objection to the demolition of Perth City Hall which I have posted to you today. Please let me know what is eventually decided.

Regards

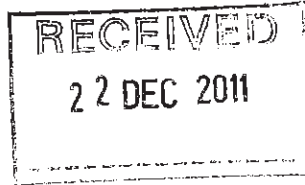
Ivan Carnegie

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Historic Scotland  
20p more House  
Satisfying place  
Edinburgh  
EH9 1SH



dec. 19 2011

## Demolition of Perth City Hall

Dear Mr Johnston

I wish to object to the creation of a large empty space in Perth city centre, by the removal of the category II listed 1911 City Hall.

Perth & Scotland do not have the weather to encourage a large windy town centre void.

The entire Perth and Kinross Council were promised, in July 2010, they could vote on its proposal, but that never happened only the development control committee had a vote — in November 2011

The buildings in St. John's place, apart from St. John's Kirk, have little historical or architectural merit, other than the fact that they represent different periods.

There are many residential properties in and around the area of St. John's place and more flats are proposed. NOISE FACTOR

The inevitable idea - Glasgow & Edinburgh find their rivals running at a loss; why, if Perth should have one, would it be viable? especially with a smaller population.

The Mercat Cross / King Edward VII Memorial should remain where it is.

There are proposals to turn the city Hall into a covered market & educational centre as has been successfully achieved in some English towns, thereby keeping the Heart of the Town Beating, rather than rely on the occasional events for income. Any big event could be accommodated on the plaza in front of the Concert Hall - as it is large marquees are erected there for party conferences etc. - Any really big events ~~are~~ already take place on the North or South Inch, Stone Palace or McDiarmid Park.

If it proves to be unviable to retain the entire city Hall, there are suggestions to retain the front third of the building & make it a FOCAL POINT for locals and tourists, something PERTH LACKS, as a Tourist Office Educational & Heritage centre other offices could be included and TOILETS.

If the Perth Council have sufficient funds to knock the building down, then there should be funds to cover retention of at least 1/3 of the building & have a smaller square.

The Council's proposal to create a covered "amphitheatre" in its square defeats the whole object of its exercise - a flat area would be safer and more versatile -

The concert Hall has never fulfilled the multitude of events held in the city Hall, and many organisations struggle to find suitable accommodation elsewhere.

I hope you will be able to visit both the city Hall and Concert Hall areas in the course of your deliberations. Perth has few buildings of any age left and it would be sad to see another old building go.

Yours sincerely

MRS. [REDACTED]

From: Eilidh Murray



Chairman  
Perth Civic Trust



March 2010

## **FUTURE OF PERTH CITY HALL - FURTHER CONSULTATION – MARCH 2010**

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### **Introduction**

Whilst acknowledging the wish of Perth and Kinross Council to obtain as broad a response as possible to the questionnaire, it is the view of the Executive Committee of Perth Civic Trust that the somewhat prescriptive nature of the questions could not provide answers that reflect the eclectic nature of the Trust and its Membership. We take the opportunity of supporting the questionnaire with a written submission.

### **Background**

The position we have adopted on the future of this building has changed little since closure at the time of the opening the Concert Hall. We acknowledge the Grade B listing and as such our constitution should require us to support preservation, but there is now a dilemma. The process to find alternative uses has been tried and failed. This may be due to the economics of today but we believe that the plan for the future use of the building may have been unsound from the outset as referred to in our submission of August 2005. Five years with such a large building lying empty and deteriorating in the heart of Perth, with no progress, is long enough.

Heritage, history and culture are not achieved by standing still, and in recognising the high principles of our constitution with the need to preserve our heritage we must now look beyond that to the 'common good' of Perth. We must also balance economics with environment and be convinced that there is no further use for the building to support total or partial demolition. All the advice available to us makes it clear that the investment required to give the City Hall a sustainable future is not available and unlikely to become available when set against other priorities such as the proposals for the Woolworth's site.

Restoration is as important an element of conservation as is preservation. Therefore, in our considerations we recognise the older and more significant St John's Kirk. If it were suggested that the City Hall be built today we would object to the size of the building in such a confined space and, more important, object most strongly to it standing so close to, and dominating, the Kirk.

### **Options**

With that background in mind it becomes easier for us to rationalise the Options presented:

- Options 1 and 5 (Retention) are the least likely to be successful. The Council has made every attempt to find another use for the building and this has failed. The suggestion that we should wait for the economic climate to improve is inviting a repetition of the prolonged deterioration of St Paul's and simply promotes the continued air of depression that sits over the City Centre. Without considerable investment neither of these options seizes the opportunity to improve the City Centre and breathe life into the Council's frequently heralded and often promoted strategy to establish Perth as a City of culture and heritage. Neither will enhance the setting of St John's Kirk as part of that strategy.

- Options 2 and 4 (partial demolition or demolition and redevelopment) can only be considered if they are to be taken seriously through good design. Crucially, redevelopment must be affordable within a short timescale. This is unlikely in the current economic climate and again that raises the spectre of another St Paul's.
- Option 3 (creation of an open space) is our preferred choice although it is not an easy choice to make. Again this will need to be well designed, but an open space could provide the City with a new hub. It could meet the aspiration to provide more activities within the City Centre and restore the vibrancy which many feel is beginning to drain away from Perth. It will also meet the Council's objective to give more emphasis to St John's Kirk.

### Summary

In considering the options we have reached this conclusion with great reluctance: Perth Civic Trust was founded on the basis of opposition to the demolition of significant buildings. We recognise that many still hold the view that such a building should be conserved whatever the cost. We would uphold that ideal, but the economics of our time hold out little hope for a sound and profitable future. We have had to look beyond the preservation of a building to wider principles set out in the objects of our constitution to 'conserve the character and environment' of the City of Perth.

Any plan for the future on this site must be a whole plan, one that not only includes the site of the City Hall but also the surrounding area, and it must enhance the setting of St John's Kirk. It must be well planned and well designed, with each part complementing the other. Failure to do this will mean that an opportunity to breathe life into the heart of Perth will be lost.



Eilidh Murray  
Chairman

Perth Civic Trust website is: [www.perthcivictrust.org.uk](http://www.perthcivictrust.org.uk)  
"Perth Civic Trust" is a Registered Scottish Charity, no: SC001531.

From: Lynn.Allen@scotland.gsi.gov.uk  
Received: 22/12/2011 14:20:34  
Subject: FW: Perth City Hall  
To: "" (incoming@lh23hisa.scotland.gov.uk)  
Date Sent: 22/12/2011 02:20:34

Lynn Allen | Business Support Assistant

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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:  
ISOBEL BUTT [REDACTED]  
Sent: 19 December 2011 22:44  
To: HS.Consultations Perth &  
Kinross  
Subject: Perth City Hall

Dear  
Sirs

I note that  
you are inviting comments from interested parties on the proposal to demolish Perth City Hall and replace it  
with a civic square. I am attaching the original  
submission from Perth Civic Trust for your information.

Please  
acknowledge safe receipt.

Yours  
faithfully

Isobel Butt



Tel



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18/12/2011

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

Re : Save Perth City Hall

Dear Sirs,

Having travelled extensively across Europe and been delighted to find excellent indoor marketplaces in such cities as Brussels, Madrid, Stockholm, Barcelona, Budapest and Krakow, we can see no useful or architectural purpose to be served by the destruction of Perth City Hall to produce an open square in the heart of Perth.

As Perth is in Scotland it is open to the vagaries of the Scottish weather. Many of our visits to the excellent Farmers' Market has been spoiled by torrential rain and/or high winds. This Farmers' market might be accommodated in the redesigned City Hall Market Hall as proposed by Simpson & Brown.

Although St John's Kirk might be given a more fitting front exposure, the buildings surrounding the new open space are hardly of any architectural merit, indeed those on the east side will present their rear to the view of the visitor. Our experiences in the many piazzas, plazas and squares of European cities have been heightened by the impressive way in which the city fathers have been sensitive to the retention of aged buildings and the introduction of well designed and sympathetically integrated new shop frontages and cafes. This will not be the case with Perth's new open space which, whilst improving the view of St John's Kirk, will also afford an unbroken view of the unimpressive St John's Centre Mall entrance.

There exists an excellent design proposal by Simpson & Brown which will preserve the architectural merits of the existing City Hall with much needed upgrades and improvements to accommodate a vibrant mix of eateries, coffee bars and retail spaces. The design also serves to enhance the view of St. John's Kirk, from the roof terrace, through the large windows and through the spine of the building, as well as affording dynamic use of the floor space for seasonal events under cover.

We cannot help but suspect that, given the level of local opposition to the demolition, money may be the prime motivator in this destructive act and subsequent, pointless, open square proposal. We will watch with interest to see who benefits, and their relationship with the Perth Councillors who have made this decision to remove a building which has such resonance with so many Perth citizens. Indeed, my wife and I both have happy memories of singing madrigals competitively in the Perth Music Festival while we were at Perth Academy in the 60's and several years later were married in St. John's Kirk. Neither of us had any cause to be offended by the view of the City Hall when we emerged at the end of the service to the sound of Bach's Fugue a la Gigue.

Perth City Hall may have lost its function as a large seating capacity venue now that the concert hall exists but it can continue to function in new and exiting ways more suited to the present and future needs of Perth people by adopting the Simpson & Brown's proposals. Perth was the first Scottish city to offer a Farmers' Market and already has many attractions for the tourist. If the City Hall was retained and restyled it could be the first city in Scotland to offer a high quality, European style, indoor, year-round facility for locals and tourists alike.

We urge you to recommend that Perth Council does not proceed to demolish Perth City Hall and instead finds a way, if not that of Simpson & Brown, of utilising and retaining an excellent and listed building.

Yours faithfully,

Ronald S Banks

Elsbeth M Banks

From: Lynn.Allen@scotland.gsi.gov.uk  
Received: 20/12/2011 10:05:47  
Subject: FW: Save Perth City Hall from senseless destruction  
To: "" (incoming@lh23hisa.scotland.gov.uk)  
Date Sent: 20/12/2011 10:05:47

Lynn Allen | Business Support Assistant

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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: [REDACTED]  
RSBanks [REDACTED]  
Sent: 19 December 2011 00:44  
To: HS.Consultations Perth & Kinross  
Subject: Save Perth City Hall from senseless destruction

Dear Sirs,

We have sent a paper version of the following attachment to your office but in the Christmas postal rush wish to make sure that you have an electronic version of our comments in the event of the paper copy going astray.

Yours,

Ronald and Elspeth Banks

--

Home: [REDACTED]  
Mob: [REDACTED]

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This



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



19 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:  
(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 16<sup>th</sup> June 2010 – including the Development Control Committee of 16<sup>th</sup> 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,

Jennifer Baillie

From: Lynn.Allen@scotland.gsi.gov.uk  
Received: 20/12/2011 14:55:53  
Subject: AdamsonD\_Representation  
To: "" (incoming@lh23hisa.scotland.gov.uk)  
Date Sent: 20/12/2011 02:55:53

Lynn Allen | Business Support Assistant

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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:  
DENISE ADAMSON [REDACTED]  
Sent: 19 December 2011 14:49  
To: HS.Consultations Perth &  
Kinross  
Subject: Demolition of Perth City Hall

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Heritage  
Manangement Directorate,

Historic Scotland,

Longmore  
House,

Salisbury

Place,

Edinburgh EH9 1SH

Email : [hs.consultationsperthandkinross@scotland.gsi.gov.uk](mailto:hs.consultationsperthandkinross@scotland.gsi.gov.uk)

Dear Sirs,

We wish to object to the proposal by Perth and Kinross Council to demolish this important listed building. Our 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, we 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, we 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,

D.

ADAMSON, D-M ADAMSON & H.C. ADAMSON

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From: Lynn.Allen@scotland.gsi.gov.uk  
 Received: 20/12/2011 14:56:44  
 Subject: YoungJF\_Representation  
 To: "" (incoming@lh23hisa.scotland.gov.uk)  
 Date Sent: 20/12/2011 02:56:44

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

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

From: J F Young [REDACTED]  
 Sent: 19 December 2011 16:23  
 To: HS.Consultations Perth & Kinross  
 Subject: Perth City Hall

Dear Sirs,

I wish to object in the strongest possible terms to the proposed destruction of Perth City Hall.

At the beginning of last century, Perth Town Councillors were very aware that the City lacked a community public space. In essence, it lacked a 'Village Hall'. A vital element in any community, large or small. Even the current Council refers to the space that would remain on the removal of the Hall, as a 'public space'. How could anyone plan

an event there months ahead, without knowing what dire climatic conditions might apply on the day? The Scottish climate dictates that such a space must be indoors. What comfort would there be in attending

any event outdoors at this time of year, or for most times of the year. Until a few years ago, the City Hall functioned admirably, providing a venue for public, artistic, commercial, charitable and social events. It was indeed a community space catering for all levels

of activity. This facility was closed down by Perth and Kinross Council without any apparent reason or public consultation. The Council elected to build a concert hall which is now in operation and appears to be very successful. Because a season of musical concerts, and an occasional conference were among the activities held in the City Hall, there appears to have been an assumption that there was no need to

cater for all the other many and varied interests of the town for which the new concert hall was unsuitable, and mostly unaffordable.

In looking for alternative uses for the City Hall, the Council seems to be blinkered into thinking only of letting for retail space from which they could glean commercial rates. With the rise of internet shopping, there is a surplus of retail space so this is unlikely to happen. When the original Council built the hall, it was a

community facility and not built as a commercial venture. This ethos does not translate to the current Council who measure it's value only in

monetary terms. How dare they destroy our Hall for this reason. Re-instate it as a City Hall, show some innovation and breath some life into our town. Town markets in Seattle to Saigon create excitement and

breed commerce. Areas such as 'The Rocks' in Sydney and 'Pier 39' in San Francisco show what can be done to generate new interest and

business in obsolete areas. Worldwide there are countless examples of the regeneration of old buildings which can breath new life into a community without excessive costs.

The City Hall is a fine building of great quality and it should be retained without question.

Yours faithfully,

J Fergus Young



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