

Ref 22/03030/LBC – Clayton House, St Andrews

The Scottish Civic Trust notes the Edinburgh Gazette advertisement of this application and finds that it fails to satisfy the criteria for approving the demolition of a listed building.

The applicant claims that Clayton House is now beyond economic repair and restoration. However, no recent structural report is provided and it seems clear that no advice has yet been sought from a practitioner accredited in conservation. The HES list has recently been updated which reports the survival of much original interior detail, suggesting that the house remains safe to enter and that, under expert restoration, much more than the masonry shell could be retained.

It is also claimed that the House is potentially dangerous to children living on the camp site. However, no records are provided to confirm that children have thereby been injured during the very many years that the site has been occupied. Moreover, the building stands on the edge of the land owned by the applicant and is separated from the active part of the site by a thick band of trees.

Secure fencing should not be hard to provide and we recommend that this is erected now rather than at some time in the future.

Marketing of a listed building at a price reflecting its condition is a further requirement before the demolition of a listed building can be accepted. Again no evidence is offered in this regard.

We find it surprising that in all the years the house has been empty it has not been placed on the Register of Buildings at Risk and we will recommend that this is quickly put right, giving a better chance for a restoring purchaser to be found.

For all these reasons the Scottish Civic Trust wishes to object to the application.

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