

**First Class**

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Our ref: HGG/A/SL/1652
Our Case ID: 200904023
Your ref: 08/02143/DC

26 May 2010

Dear Mr Clark

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS)
(SCOTLAND) ACT 1997
24 VINICOMBE STREET, FORMER BOTANIC GARDENS GARAGE**

I refer to your letter and enclosures of 01 March in which you advised us of your Council's intention to approve an application for listed building consent in respect of the partial demolition of the listed building and internal and external alterations to accommodate mixed residential, office, retail and a restaurant development at the above property.

Having considered the proposal, Scottish Ministers have decided to require the application to be referred to them for determination in terms of Section 11 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

This Direction is given in view of the proposed development's possible implications for local and national policies relating to the demolition of listed buildings. **You are requested to notify the applicant of the terms of this Direction.**

Section 11(4) of the 1997 Act, provides that, before determining an application referred to them, Scottish Ministers shall afford both the applicant and the authority an opportunity of appearing before and being heard by a person appointed by them for that purpose. Alternatively, the application may be determined on the basis of an exchange of written submissions between parties and a site inspection conducted by an independent reporter.



HISTORIC
SCOTLAND



ALBA
AOSMHOR

Please let me know within four weeks of the date of this letter how you and the applicant wish to proceed in this case, that is, by written submissions, hearing or public local inquiry.

Yours sincerely

Donna Stewart

Inspectorate Administration Team Leader