

Your responsibilities and where to look for advice

If you own a historic building or are interested in the upkeep of them, Historic Scotland provides information and advice for owners of listed buildings and others in conservation areas, with information booklets to be downloaded on preserving and maintaining the fabric of historic homes, grant awarding bodies, advice and people to contact.

- Guidance for owners
<http://www.historic-scotland.gov.uk/index/heritage/historicandlistedbuildings/listing-guidance-for-owners.htm>
- Publications
<http://www.historic-scotland.gov.uk/index/learning/publications/publicationsresults.htm?catbrowse=true&pr=publications&pubcategory=Conservation%2C+repair+and+maintenance&jump=0>

Conservation areas "are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance".
S.61 Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997

These are designated by the local planning authority, and in the East Neuk they comprise areas containing interesting vernacular architecture, historic layout of roads, wynds and vennels, walled gardens, harbours, farm fields and views which give a flavour of the local character and traditions of the area. The older part of each of the East Neuk villages lies within a conservation area. Any new development must preserve or enhance the nature of the area, to protect them for future generations.

There are also listed buildings of special architectural or historic interest which may or may not be within these conservation areas. Listings are divided into three categories, to distinguish between different levels of interest. Buildings of national or international importance are listed category A, such as St Monans Auld Kirk, buildings of regional importance, or major examples of a particular period, style or type, are B-listed, such as most of the houses around Pittenweem harbour, and buildings of local importance are in category C, such as the horse mill and other farm buildings at Loch Farm, Kilconquhar. They are protected under the [Planning \(Listed Buildings and Conservation Areas\)\(Scotland\) Act 1997](#) . You can check if your house is listed on Historic Scotland's website at <http://www.historic-scotland.gov.uk/index/heritage/historicandlistedbuildings.htm>

For further explanation of listing and the responsibilities it implies, please see Historic Scotland's booklet [Scotland's Listed Buildings - A Guide for Owners and Occupiers](#) .

Any works in a conservation area will need planning permission and may also need listed building consent, so it's best to check with the conservation officer of Fife's planning department before starting. It is an offence to make unapproved alterations to a listed building, inside or outside, so check first.

Advice on using traditional building materials, often specific to a local area, or contacting skilled craftsmen or architects with expertise in conservation work can be sought from the local planning authority, or from Historic Scotland, and there may be grants available to help with restoration or conservation of historic properties.

Planning applications can be viewed and commented on on-line:

- Fife Planning Department link to planning pages
<http://www.fifedirect.org.uk/topics/index.cfm?fuseaction=planApps.search&subjectid=104CC166-3ED1-4D22-B9F1E2FB8438478A>