

## Case information

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<b>Reference/Case ID</b>	201506957		
<b>Scheduled Monument</b>	Inchmahome Priory		
<b>Index no</b>	M90169	<b>Grid Ref</b>	NN574005 257400.0000 700500.0000
<b>Date of Application</b>	04 February 2016	<b>Application Received</b>	04 February 2016
<b>Summary of proposed works</b>	Consolidation of a high level masonry arch in the north choir.		

### 1. Summary recommendation

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This report recommends approval is granted without conditions.

### 2. Background

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The monument comprises the remains of Inchmahome Priory, which was founded around 1238 and is a Property in Care.

The upstanding remains consist of the church, cloister, chapter house, most of the east range and fragments of the south and west ranges. The area of the structure affected by this proposal is an arch at high level on the north wall of the church choir believed to date to the 13<sup>th</sup> Century.

The monument is of national importance because it comprises impressive remains of an important medieval priory. The site has the potential to add to our knowledge and understanding of ecclesiastical architecture and the way of life of the medieval inhabitants.

In 2015 a high level survey identified problems with the structural integrity of an arch in the north choir.

### **3. Proposals**

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A scaffold would be required to access the affected area of the structure. It is intended that this would require no ground penetration. The affected area of the arch would be re-pointed with mortar mix with mortar placed in open joints between the arch stones. No dunting would be required.

If the work is not undertaken there is a risk that the arch would collapse.

### **4. Representations received**

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No representations were received.

### **5. Report**

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#### **a) Policy considerations**

The application should be viewed with the following legislative and policy considerations in mind:

Ancient Monuments & Archaeological Areas Act 1979

- Part 1 Section 2 - Control of works affecting an ancient monument.

The Scottish Historic Environment Policy

3.4. Scheduled monument consent is required for any works that would demolish, destroy, damage, remove, repair, alter or add to the monument or to carry out any flooding or tipping on the monument. It is a criminal offence to carry out any of these works without consent.

3.14. Scottish Ministers include a monument in the Schedule to secure the long-term legal protection of the monument in the national interest, in situ and as far as possible in the state it has come down to us. Scheduled monuments have an intrinsic value as monuments, not related to any concept of active use. It is the value of the monument to the nation's heritage, in terms set out in the section on Scheduling in Chapter 2 of SHEP, that is the primary consideration in determining applications for scheduled monument consent.

3.16. Works on scheduled monuments should therefore normally be the minimum level of intervention that is consistent with conserving what is culturally significant in a monument.

3.17. As each monument will require treatment specific to its individual nature, characteristics, significance and needs, any proposed change to it must be fully and explicitly justified.

3.18. Scheduled monument consent applications must be considered in terms of the cultural significance of the monument and the impact that the proposals would have upon this cultural significance. The more important particular features of the monument are to its cultural significance, the greater will be the case against interventions which modify these features.

3.20. Where change is proposed, it should be carefully considered, based on good authority, sensitively designed, properly planned and executed, and where appropriate in the context of an individual monument, reversible.

#### **b) Assessment**

The proposals should not involve any ground disturbance or dountaking. They would involve re-pointing an area of arch stonework to prevent its collapse. The works would not have an adverse effect on archaeological remains or the fabric of the monument. The work would not materially alter the appearance of the monument. It is concluded that the works would have no material effect on the cultural significance of the priory.

The works are intended to prevent the collapse of the affected arch and hence secure the long-term preservation of the monument in its current form.

#### **c) Other material considerations, including impact of the works on Protected Species and Places**

The application site does not lie in a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC) or Special Protection Area. National Biodiversity Network GIS data sets indicate no evidence for Protected Species in the relevant 100m grid squares.

#### **d) Conclusion**

The proposed works would have no adverse impact on the cultural significance of the monument and hence accord with SHEP 3.18. They have been justified because they would secure the long-term preservation of the monument and are the minimum intervention necessary to secure that aim (SHEP 3.14, 3.16 & 3.17). The works have been carefully considered and properly planned (SHEP 3.20).

### **6. Recommended decision**

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The works proposed are considered acceptable in meeting the terms of national policy for scheduled monuments, and also accounting for other material considerations.

I recommend consent is **granted with no conditions.**

## 7. Approval

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<b>Officer</b>	<b>Simon Stronach</b>	<b>Date</b>	<b>18/02/2016</b>
<b>Approved by</b>	<b>John Raven</b>	<b>Date</b>	<b>18/02/2016</b>

### **Annex A – list of supporting documents**

Location plan, photo of arch and specification

Email relating to CRT input