

Report of Handling for Application 24/00568/FUL

ADDRESS:	Platform Block A 32 Anderston Quay Glasgow G3 8BG
PROPOSAL:	Frontage alterations

DATE OF ADVERT:	
NO OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED	None.
PARTIES CONSULTED AND RESPONSES	None.
PRE-APPLICATION COMMENTS	None.

EIA - MAIN ISSUES	NONE
CONSERVATION (NATURAL HABITATS ETC) REGS 1994 – MAIN ISSUES	NOT APPLICABLE
DESIGN OR DESIGN/ACCESS STATEMENT – MAIN ISSUES	NOT APPLICABLE
IMPACT/POTENTIAL IMPACT STATEMENTS – MAIN ISSUES	NOT APPLICABLE
S75 AGREEMENT SUMMARY	NOT APPLICABLE
DETAILS OF DIRECTION UNDER REGS 30/31/32	NOT APPLICABLE
NPF4 POLICIES	Policy 14: Design, Quality and Place Policy 23: Health and Safety
CITY DEVELOPMENT PLAN POLICIES	CDP1 The Placemaking Principle SG1 The Placemaking Principle
OTHER MATERIAL CONSIDERATIONS	None.
REASON FOR DECISION	The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.

Comments	
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Planning History	Development Management			
	Ref	Proposal	Decision Issued	Decision
	24/00568/FUL	Frontage alterations		PCO
	24/00570/AD V	Display of various illuminated and non-illuminated signage		PCO
	24/01263/S50	Application for Certificate of Suitability to sell alcohol off premises	11.07.2024	CLO
Site Visits (Dates)				
Siting				
Design and Materials	<p>Frontage to Anderston Quay (south elevation)</p> <ul style="list-style-type: none"> Rationalising of entrances by providing one double doorway in place of the three double doorways approved. <p>Comment: The provision of a single access point is acceptable in the context of the proposed Class 1 end user.</p> <p>Frontage to new Public Realm Pedestrian Spine (west elevation)</p> <ul style="list-style-type: none"> Rationalising of entrances by providing one service access in place of the three double doorways approved and blanking off with what appears to be applied vinyl film or back-painted glass to prevent vision into the premises. Infilling of the northern most window on the west elevation with full height louvre panels Installation of an aluminium composite panel with a grey finish in place of another glazing unit to facilitate an ATM. <p>Comment: Again, the rationalising of entrances does not present an issue. However, the subsequent obscuring of window openings will result in over one-third of the west elevation being blank, which represents a substantial visual impediment between the building floorspace and the external pedestrian spine and would have a detrimental effect on placemaking.</p> <p>Rear Elevation to Courtyard (north elevation)</p> <ul style="list-style-type: none"> Infilling of three glazed windows with full height louvre panels in a powder coated finish to match existing fenestration/window frames. <p>Comment: Currently, the clear glazed openings are intended to provide passive supervision over the neighbouring amenity space and access arrangements for the residential development.</p> <p>The proposed louvre panels would significantly undermine this provision by blanking off these windows. Furthermore, the associated operational characteristics of plant to be installed behind the louvres, would give rise to the potential for adverse impacts on the amenity characteristics of the space through noise and venting onto this space.</p>			
Daylight	Not applicable.			
Aspect	Not applicable.			
Privacy	No privacy issue arising.			

Adjacent Levels	Not applicable.
Landscaping (Including Garden Ground)	Not applicable.
Access and Parking	<p>This application is associated with physical alterations to the building only.</p> <p>Whilst not part of the current proposals, the submitted drawings suggest the use of the public realm pedestrian spine as a service location for the intended shop. Whilst this surface affords access for fire-fighting purposes, this is not a vehicular route.</p> <p>Furthermore, delivery vehicle movements, use of refrigeration equipment and the loading and unloading of delivery vehicles have associated noise impacts and would generally not be acceptable in close proximity to residential flats. An advisory note outlining these issues should be included in the decision notice.</p>
Site Constraints	No other significant site constraints.
Other Comments	<p>Sections 25 and 37 of the Town and Country Planning (Scotland) Acts require that when an application is made, it shall be determined in accordance with the Development Plan unless material considerations dictate otherwise.</p> <p>The issues to be taken into account in the determination of this application are therefore considered to be:</p> <ul style="list-style-type: none"> a) whether the proposal accords with the statutory Development Plan; b) whether any other material considerations (including objections) have been satisfactorily addressed. <p>In respect of (a), the Development Plan comprises of NPF4 adopted 13th February 2023 and the Glasgow City Development Plan adopted on the 29th March 2017.</p> <p>NATIONAL PLANNING FRAMEWORK 4 (NPF4)</p> <p>Policy 14 - Design, quality and place - Policy 14 states that development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale. Development proposals will be supported where they are consistent with the six qualities of successful places (healthy, pleasant, connected, distinctive, sustainable and adaptable). Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.</p> <p>Comment: The proposal would not comply with Policy 14 as the frontage alterations to the west elevation would unacceptably impact on placemaking and passive supervision of the main pedestrian spine into the site.</p> <p>GLASGOW CITY DEVELOPMENT PLAN 2017</p> <p>The following are considered relevant to the application:</p> <p>CDP1 and SG1 The Placemaking Principle</p> <p>The general policy thrust is to take a design led approach to planning and to ensure that proposals contribute towards the creation of successful places. Section 3. Commercial Premises of SG1 Part 2 considers the impacts of commercial uses in residential properties, with the aim of ensuring that residential amenity is not adversely affected by the introduction of commercial uses or operators.</p> <p>Paragraphs 3.5-3.15 of SG1 deals with Alterations to Shops and Other Commercial Buildings and seeks to ensure that alterations to shops and other commercial buildings</p>

	<p>enhance the appearance of buildings and the street scene generally, and cause no dis-amenity to neighbours</p> <p>In particular, paragraph 3.6 notes that proposals for alterations to shops and other commercial buildings should:</p> <ul style="list-style-type: none"> a) respect the period, style and architectural character of the building; b) not detract from the historic character of a listed building or property within a conservation area, see also SG9 - Historic Environment; and c) not adversely affect residential amenity as a result of noise, vibration, etc. <p>Comment: In terms of a), the proposed alterations to the west elevation would unacceptably impact on the appearance of the premises. Criteria b) does not apply in this instance. In respect of c), the proposed louvres on the north and west elevations will provide ventilation to a plant room which the applicant intends to locate at the north-west corner of the unit. The application includes a Plant Noise Impact Assessment which suggests that the louvres would vent onto what has been termed as service entrance. For the avoidance of doubt, west facing louvres are onto a main pedestrian route and the north facing louvres would face onto an amenity area and access point to the residential flats above.</p> <p>The NIA notes that louvres will be fitted with suitably sized attenuators internally. As plant will run 24 hours a day and air conditioning units throughout daytime, plant will be isolated through the use of anti-vibration mounts and an acoustic ceiling.</p> <p>The NIA principally considered the interior of residential flats above as the main receptors. Notwithstanding this, there is potential for adverse impacts on the amenity space and access point to the residential flats.</p> <p>Paragraph 3.7 requires that all additional fittings to commercial units and shopfronts should not detract from the visual appearance of the building by obscuring the active shop window or adding clutter to the building.</p> <p>Comment: As previously discussed, the proposal would result in the infilling and obscuring of display windows to an unacceptable extent.</p> <p>Additionally, paragraph 3.14 notes that for ATMs in commercial Premises, it is important that they do not obstruct the active frontage of the shop window or alter the proportions of the original shopfront, where this would have an adverse impact on the overall appearance of the building or surrounding area. The following guidance applies:</p> <ul style="list-style-type: none"> a) ATMs should be installed through clear glass, to maintain a predominantly glazed shopfront, contributing to the amenity of the streetscene; Comment: The proposal in this instance are for the installation of a solid aluminium composite panel surrounding the ATM which runs counter to these requirements. b) any receptacle for receipts should be provided within the structure of the ATM rather than an additional fitting on the shopfront or building; and Comment: No specific details have been provided but could be conditioned as part of any approval. c) additional illumination of the ATM will not usually be permitted in addition to illuminated signage, particularly in residential areas. Comment: No additional lighting measures are proposed. <p>Additional Comments</p> <p>A further consideration is the applicants application for advertisement consent (24/00570/FUL, which includes three sets of vinyl window manifestations with graphics and one set of vinyl window manifestations around the ATM.</p>
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	<p>The collective proposals for the west elevation effectively treat this area as a service elevation when in fact it was originally designed as a key entrance to the pedestrian environment for the wider area. The combined effect of these works and adverts would result in a dead frontage over 75% of the west elevation. The resultant impact on visual amenity and prevention of passive supervision at a critical location on the principal pedestrian entrance from the riverside to the emerging new development would be significantly detrimental to local placemaking.</p> <p>Negotiations were opened up with the applicants agent with a view to finding a more amenable solution. However, the suggestions brought forward were largely a variation on the existing theme of applied window vinyl, louvres and solid aluminium panels to a high percentage of the display windows on the west elevation, which would not address the principal issues.</p>
Recommendation	Refuse.

Date: 04/10/2024	DM Officer	Sean McCollam
Date: <u>07/10/2024</u>	DM Manager	Max Wilson