



**Glasgow City Council**

**Planning Local Review Committee**

**Report by Executive Director of Neighbourhoods,  
Regeneration and Sustainability**

**Item 3**

**1st April 2025**

**Contact: Sam Taylor Ext: 78654**

**24/00222/LOCAL – Platform Block A, 32 Anderston Quay  
Frontage alterations**

**Purpose of Report:**

To provide the Committee with a summary of the relevant considerations in the above review.

**Recommendations:**

That Committee consider the content of this report in coming to their decision.

Ward No(s): 10

Citywide: n/a

Local member(s) advised: Yes ☐ No ☒ consulted: Yes ☐ No ☒

**PLEASE NOTE THE FOLLOWING:**

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## **1 LOCATION AND DEVELOPMENT PLAN DESIGNATIONS**

- 1.1 The application site is located on the north side of Anderston Quay, and to the west of Warroch Street. It is on the ground floor (to the west and south elevations) of a residential tower which has recently been completed. The local area is in the process of change towards mixed use, with residential and office proposals at various stages of development. The building is not within a Conservation Area, and is not listed.
- 1.2 The proposal seeks consent for alterations to the frontage on three elevations of a retail unit, comprising: the removal of doors on the southern elevation, the installation of an ATM on the west elevation, and the installation of louvres on the northern elevation to allow for the plant inside of the store to be ventilated.
- 1.3 An application for advertisement consent was also refused. It is the subject of a separate appeal to Scottish Ministers, not this Review.

## **2 DEVELOPMENT PLAN POLICIES**

- 2.1 The relevant National Planning Framework 4 (NPF4) and City Development Plan (CDP) policies and Supplementary Guidance are:

### **NPF 4**

Policy 14: Design, Quality and Place

Policy 23: Health and Safety

### **CITY DEVELOPMENT PLAN POLICIES /**

CDP 1 & SG 1 – Placemaking

## **3 REASONS FOR REFUSAL / RELEVANT CONDITION(S)**

- 3.1 The reasons for refusal are set out below:
  - 01 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.
  - 02. The proposed louvres on the north elevation, due to their location, design, presence and impact, together with the loss of glazed windows, would unacceptably detract from the amenity value of the residential amenity space and the quality of environment associated with the residential access to flats overhead.
  - 03. The proposed louvres and blanking off of windows on the west elevation, due to their location, design, presence and impact, together with the loss of glazed windows and activation of a key frontage, would unacceptably detract from the appearance of the building and would be significantly harmful to placemaking characteristics of the surrounding area.

## **4 APPEAL STATEMENT**

4.1 A summary of the material points raised in the appeal statement is given below:

- The original proposal envisaged a number of smaller retail units on the ground floor. However, the commercial interest was for a single retailer, necessitating frontage alterations, including replacement of doors with windows, other window alterations, and installation of plant and ventilation equipment.
- The noise impact of the proposed plant was not raised as an issue by the case officer (Note to Committee: noise is raised as an issue in the Officer's Report, and will be addressed in Committee considerations).
- The southern frontage to Anderston Quay remains glazed, and the western elevation predominantly glazed.
- An ATM has been included on the western elevation to provide a cash facility for the local community. It is located in a window that would have to have been obscurely glazed to screen a back of house area,
- The proposed louvres on the western and northern elevations provide venting for the plant equipment. These are away from the primary frontage of the building, and largely obscured by walls and fencing, as well as black railings.
- Footfall is likely to be lower along the western and northern frontage when compared with the southern frontage.
- Views through the store on the southwestern corner will be largely maintained.
- Vinyl advertising is the subject of a separate application.

## **5 PRE-APPLICATION DISCUSSION**

5.1 There were no pre-application discussions relating to the proposal.

## **6 REPRESENTATIONS AND CONSULTATIONS**

6.1 There were no representations received for the planning application or for the review.

## **7 PLANNING HISTORY**

7.1	24/02489/ADV	Display of illuminated signage	Granted with conditions
	24/00568/FUL	Frontage alterations	Refused
	24/00570/ADV	Display of illuminated and non-illuminate signage	
		Refused – appeal in progress	

## **8 COMMITTEE CONSIDERATIONS**

8.1 Committee should consider if the following are in accordance with NPF4, the relevant City Development Plan policies and Supplementary Guidance, and if there are material considerations which outweigh the Development Plan considerations.

8.2 The following are the relevant policy considerations:

### **NPF 4 Policy 14. Design, quality and place / CDP 1 & SG 1 – Placemaking**

a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.

b) Development proposals will be supported where they are consistent with the six qualities of successful places:

Healthy: Supporting the prioritisation of women's safety and improving physical and mental health.

Pleasant: Supporting attractive natural and built spaces.

Connected: Supporting well connected networks that make moving around easy and reduce car dependency

Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.

Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.

Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.

c) 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.

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 enhance the appearance of buildings and the street scene generally, and cause no disamenity to neighbours. In particular, paragraph 3.6 notes that proposals for alterations to shops and other commercial buildings should:

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.

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.

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:

- a) ATMs should be installed through clear glass, to maintain a predominantly glazed shopfront, contributing to the amenity of the streetscene;
- 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
- c) additional illumination of the ATM will not usually be permitted in addition to illuminated signage, particularly in residential areas.

- Committee should note that:

- The proposed louvres on the northern and western elevations are adjacent to the pedestrian access to the residential development, and to the amenity space overlooking the flats.
- The plant equipment would vent onto this amenity space, and it would operate 24 hours a day. The Noise Impact Assessment considered the impact of noise within the flats, but did not consider impacts on users of the entrance to the flats, or on users of the adjacent amenity space.
- This area is also proposed to be used for servicing and delivery for the retail unit.
- The proposed ATM would obscure a glazed area on the western elevation.
- A number of the windows are anticipated to be obscured by vinyl panels or painted glass (subject of a separate advertisement application).

- Committee should consider whether:

- The louvres would unacceptably impact on the appearance of the west elevation;
- The installation of louvres adjacent to the pedestrian access to the residential flats would detrimentally affect the amenity of these flats;
- There would be a reduction in passive supervision of the amenity space adjacent to the residential block by the installation of louvres;
- The noise generated by the plant equipment would impact on residential users of the access to the flats, and on the users of the adjacent amenity space;

- The installation of the ATM and the obscuring of windows would remove an active shop front, add clutter to the building, and reduce permeability; and
- Overall, whether the proposals would be consistent with the principles of placemaking, in terms of residential amenity, impact of noise, passive supervision of amenity space, clutter, active frontages, appearance of buildings and permeability.

## 9 COMMITTEE DECISION

9.1 The options available to the Committee are:

- a. Grant planning permission, with or without conditions;
- b. Refuse planning permission; or
- c. Continue the application for further information.

### Policy and Resource Implications

#### Resource Implications:

*Financial:* n/a

*Legal:* n/a

*Personnel:* n/a

*Procurement:* n/a

**Council Strategic Plan:** n/a

#### Equality and Socio-Economic Impacts:

*Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.* n/a

*What are the potential equality impacts as a result of this report?* no significant impact

*Please highlight if the policy/proposal will* n/a

*help address socio-economic disadvantage.*

**Climate Impacts:**

*Does the proposal support any Climate Plan actions? Please specify:*

n/a

*What are the potential climate impacts as a result of this proposal?*

n/a

*Will the proposal contribute to Glasgow's net zero carbon target?*

n/a

**Privacy and Data Protection Impacts:**

Are there any potential data protection impacts as a result of this report  
N

If Yes, please confirm that a Data Protection Impact Assessment (DPIA) has been carried out

**9 RECOMMENDATIONS**

- 9.1 That Committee consider the content of this report in coming to their decision.