



Neighbourhoods, Regeneration
and Sustainability
Glasgow City Council
Exchange House
231 George Street
Glasgow, G1 1RX
www.glasgow.gov.uk

Item 4

29th April 2025

Executive Director
George Gillespie
BEng (Hons) CEng MICE

David Jarvie
27 Aytoun Road
Pollokshields
Glasgow
Scotland
G41 5HW

Our ref: DECISION
GCC Application Ref: **24/01060/FUL**

3 December 2024

Dear Sir/Madam

SITE: 214 Albert Drive Glasgow G41 2NJ

PROPOSAL: Use of vacant retail unit (Class 1a) as hot food takeaway (Sui Generis) with erection of flue to rear.

I am obliged to inform you that a decision to refuse your application, **24/01060/FUL** has now been taken.

A copy of the decision notice is attached with any appropriate notes which should be read together with the decision.

The decision notice is a legal document and should be retained for future reference.

Should you require any additional information regarding the decision, please contact the case officer **Mohammed Hussain** on direct phone **0141 287 8489**, or email **mohammed.hussain@glasgow.gov.uk**, who will be happy to help you.

Yours faithfully

Head of Planning

Encls.



PLANNING DECISION NOTICE

Full Planning Permission REFUSAL

IN RESPECT OF APPLICATION 24/01060/FUL

Use of vacant retail unit (Class 1a) as hot food takeaway (Sui Generis) with erection of flue to rear.

AT

214 Albert Drive Glasgow G41 2NJ

AS SHOWN ON THE FOLLOWING SUBMITTED PLAN(S)

Reason(s) for decision

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 development, due to its detrimental impact to the character of the listed building and Conservation Area, is contrary to Policy 7 of the National Planning Framework 4 (adopted February 2023) and there is no overriding reason to depart therefrom.
03. The proposed development, due to its location within and adjacent to residential properties and impact on the residential amenity of the surrounding area is contrary to Policy 14 of the National Planning Framework 4 (adopted February 2023) and there is no overriding reason to depart therefrom.
04. The proposed development, due to its location within and adjacent to residential properties and impact on the residential amenity of the surrounding area, is contrary to Policy 27 of the National Planning Framework 4 (adopted February 2023) and there is no overriding reason to depart therefrom.
05. The proposed development, due to location within and adjacent to residential flats, is contrary to CDP4: Network of Centres and the corresponding Supplementary Guidance SG4: Network of Centres of the Glasgow City Development Plan (adopted March 2017) as assessed above, and there is no overriding reason to depart therefrom.

06. The proposed development, due to its detrimental impact to the character of the listed building and Conservation Area, is contrary to CDP9: Historic Environment and the corresponding Supplementary Guidance SG9: Historic Environment of the Glasgow City Development Plan (adopted March 2017) as assessed above, and there is no overriding reason to depart therefrom.

Drawings

The development has been refused in relation to the following drawing(s)

1. 31153 LOCATION PLAN Received 15 April 2024
2. 31153/1 EXISTING FLOOR PLAN Received 15 April 2024
3. 31153/11 SITE PLAN Received 15 April 2024
4. PROPPSED FLOOR PLAN Received 15 April 2024
5. 31153/3 EXISTING ELEVATIONS Received 15 April 2024
6. 31153/4 PROPOSED ELEVATIONS Received 15 April 2024

As qualified by the above reason(s), or as otherwise agreed in writing with the Planning Authority



Dated: 3rd December 2024

Head of Planning

THIS DECISION NOTICE SHOULD BE READ WITH THE ATTACHED ADVICE NOTES

IMPORTANT NOTES ABOUT THIS REFUSAL OF PLANNING PERMISSION

BY THIS NOTICE, YOUR PROPOSAL HAS BEEN REFUSED.

RIGHTS OF APPEAL

If you are not satisfied with this refusal of planning permission, you may request a review within **three months** of the date on this notice. Please note that the right of appeal is to the Planning Local Review Committee of the Council and **not** to Scottish Ministers.

Before pursuing a review, you should consider contacting your case officer to discuss whether there are changes which could be made to the proposed development to make it acceptable. The case officer's contact details are on the letter accompanying this Decision Notice. Your case officer can also advise on how a fresh application could be submitted. Please note that if you do submit a fresh application within 12 months, you would be unlikely to have to pay a further planning fee.

Before contacting the case officer, you would be well advised to view the report on the application. It is available for inspection [online](#). The report explains how the decision was reached and should help you decide whether to proceed with further discussion or a review. If your application was granted subject to conditions, it may be clear from the terms of the report that any conditions which you might be concerned about are necessary.

A notice of review must be served on the Planning Local Review Committee by submitting online at <https://www.eplanning.scot/ePlanningClient/>

The notice of review must include a statement setting out your reasons for requiring the Planning Local Review Committee to review this case. You must state by what procedure (written representations, hearing session(s), inspection of application site) or combination of procedures you wish the review to be conducted. However, please note that the Planning Local Review Committee will decide on the review procedure to be followed.

You must also include with the notice of review a copy of this decision notice, the planning application form, the plans listed on the decision notice and any other documents forming part of the proposed development as determined. If you have a representative, you must give their name and address. Please state whether any notice or other correspondence should be sent to the representative instead of to you.