



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

Executive Director
George Gillespie
BEng (Hons) CEng MICE

Item 4

15th April 2025

Lucid Architecture Limited
Andy Whyte
55 Ruthven Lane
Glasgow
G12 9BG

Our ref:
GCC Application Ref:

DECISION
24/01387/FUL

15 November 2024

Dear Sir/Madam

SITE: Flat 3/1 23 Radnor Street Glasgow G3 7UA

PROPOSAL: Installation of replacement windows and other external alterations

I am obliged to inform you that a decision to refuse your application, **24/01387/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 **Constance Damiani** on direct phone **0141 287 8675**, or email **constance.damiani@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 **24/01387/FUL**

Installation of replacement windows and other external alterations

AT

Flat 3/1 23 Radnor Street Glasgow G3 7UA

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 proposal is contrary to Policy 7 Historic Assets and Places of NPF4 and Supplementary Guidance SG9 Historic Environment and SG 1 The Placemaking Principle and thereby to Policies CDP 9 Historic Environment and CDP 1 The Placemaking Principle of the adopted Glasgow City Development Plan as detailed below and there are no material considerations which would justify departure from the provisions of the development plan.
03. The proposed vents and boiler flue located on the front facing pitch of the roof are contrary to CDP9 and SG9 Historic Environment from the Glasgow City Development Plan and would negatively impact the special character and interest of the listed building.

Drawings

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

1. A LOCATION PLAN Received 28 May 2024
2. 020-025 ALL PROPOSED DRAWINGS Received 28 May 2024

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



Dated: 15th November 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.