

Report of Handling for Application 24/01387/FUL

ADDRESS:	Flat 3/1 23 Radnor Street Glasgow G3 7UA	Item 3 15th April 2025
PROPOSAL:	Installation of replacement windows and other external alterations (comprising of external vents and boiler flue).	

DATE OF ADVERT:	14 June 2024
NO OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED	None received.
PARTIES CONSULTED AND RESPONSES	None required. NRS Heritage has been consulted on the associated LBA (24/01386/FUL) and some of their comments relate to the external alterations assessed within this application. <i>Turning to the external alterations, the proposed reinstatement of sash and case windows is welcomed but is not sufficient to mitigate the adverse impact of the proposed internal alterations. Installation of vents and flue to the front roof slope is not supported by relevant guidance but could be addressed by safeguarding conditions.</i>
PRE-APPLICATION COMMENTS	No pre-application advice was sought.

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	The National Planning Framework 4 (NPF4) is the national spatial strategy for Scotland up to 2045. Unlike previous national planning documents, the NPF4 is part of the statutory Development Plan and Glasgow City Council as planning authority must assess all proposed development against its policies. The following policies are considered relevant to the application: Policy 7 Historic assets and Places
CITY DEVELOPMENT PLAN POLICIES	The City Development Plan consists of high-level policies with statutory Supplementary Guidance. The following policies were considered when assessing the application: CDP1: The Placemaking Principle CDP2: Sustainable Spatial Strategy CDP9: Historic Environment SG1: The Placemaking Principle Part 2.

	SG9: Historic Environment
OTHER MATERIAL CONSIDERATIONS	Category 'C' Listed Building
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

Planning History	Development Management No planning history associated with the site.
Site Visits (Dates)	08/08/2024: Site visit with Planning officer 03/10/2024: Site visit with Heritage officer Following the site visits, it was observed that works have started on site and therefore the application is partly retrospective.
Sitting	The application site is a flatted dwelling located at the third/ top floor level of a four-storey blonde sandstone tenement black erected circa 1860. The tenement is located on the corner of Sauchiehall Street and Radnor Street. It lies to the south of Sauchiehall Street and to the east of Radnor Street. The site is part of the Category 'C' listed tenement at 1055-1065 (odd numbers) Sauchiehall Street/ 23 Radnor Street.
Design and Materials	The internal alterations are for the following elements: <ul style="list-style-type: none"> • Installation of four vents to the front facing slope of the roof. • Installation of a new boiler flue to the front facing slope of the roof. • Installation of a vent to the rear facing slope of the roof. • New windows are proposed to replace the tilt and turn existing ones. Double glazed timber windows are proposed.
Daylight	N/A
Aspect	N/A
Privacy	N/A
Adjacent Levels	N/A
Landscaping (Including Garden Ground)	N/A
Access and Parking	N/A
Site Constraints	Category 'C' Listed Building
Other Comments	<p><u>Assessment of Planning Application</u></p> <p>When an application is made, it shall be determined in accordance with the Development Plan unless material considerations dictate otherwise. By Section 59 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997, the Council is required to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. By Section 64 of the same Act the Council is required to pay special regard to any buildings or other land in a Conservation Area, including the desirability of preserving or enhancing the character or appearance of that area.</p> <p>The issues to be taken into account in the determination of this application are therefore considered to be:</p> <p>a) whether the proposal accords with the statutory Development Plan;</p> <p>b) whether the proposal preserves or enhances the character or the appearance of the Listed Building and of the Conservation Area;</p> <p>c) whether any other material considerations (including objections) have been satisfactorily addressed.</p>

In respect of (a), the Development Plan comprises NPF4 adopted on the 13th of February 2023 and the Glasgow City Development Plan adopted on the 29th of March 2017.

NATIONAL PLANNING FRAMEWORK 4, ADOPTED 2023

Policy 7 – Historic Assets and Places

The intent of the policy is to protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.

c) Development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting. Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest.

GLASGOW CITY DEVELOPMENT PLAN, ADOPTED 2017

Policies CDP 1 (The Placemaking Principle) and CDP 2 (Sustainable Spatial Strategy) are overarching policies which, together with their associated Supplementary Guidance, must be considered for all development proposals to help achieve the key aims of the City Development Plan.

CDP1 & SG1 Placemaking Principle

CDP1 seeks a holistic, design-led approach to development. SG 1 Part 1 states placemaking priorities in the Historic Environment are:

- a)) Protecting and enhancing the unique character of historic buildings, structures and settings;*
- b) Promoting new development of the highest design and material quality which respects and integrates with the existing historic environment.*

CDP9 and SG9 Historic Environment

CDP 9 Historic Environment and its supplementary guidance SG9 specifically targets the historic environment and alteration to listed buildings. The relevant guidance within the policy has been copied below with comments from the planning officer and assessment of the application.

Replacement of Windows in Listed Buildings - *In the case of any Listed Building, Listed Building Consent and Planning Permission are required for the removal and/or replacement of an existing window. Repairs to traditional/original windows using the original materials ("like for like") do not require either Planning Permission or Listed Building Consent.*

Replacement will generally be supported where the:

- a) existing windows are of an inappropriate design;*
- b) existing windows are proven to be incapable of repair (a proposal to remove original windows should be accompanied by a statement demonstrating that they are beyond repair and justifying replacement); and*
- c) proposed windows match the originals exactly in their design, profile, method of opening and materials*

Officer's Comments

The existing windows are tilt and turn windows and are not of an historic appropriate design; their replacement can therefore be justified against the policy. Subject to conditions the replacement timber double-glazed windows could be acceptable.

Proposals for external fittings should comply with the following:

- a) fittings should be sited to minimise their visual impact and to minimise any harm they may have on the character, appearance and setting, of a Listed Building or Conservation Area;*

	<p><i>b) fittings should not be seen from public view at street level;</i></p> <p><i>c) fittings should not be affixed to the front elevation of a Listed Building or unlisted building in a Conservation Area; and</i></p> <p><i>d) where fittings are acceptable, they should be painted out or be manufactured in a colour to match the background to which they are attached and be fixed into mortar joints, as far as possible, to prevent damage to masonry or brickwork.</i></p> <p>Officer's Comments</p> <p>Four external vents and a boiler flue are proposed to be affixed to the front facing slope of the roof which is contrary to the recommendations of the policy. The external fittings are located in a position which is contrary to the policy and would therefore negatively impact the special character and interest of the listed building.</p> <p>In respect to b), the proposal would negatively impact the special character and interest of the listed building due to external fittings being located on the front sloping part of the roof.</p> <p>In respect to c), material considerations have been addressed.</p> <p>Overall, and for the reasons listed above it is recommended that the application is refused.</p>
Recommendation	Refuse

Date: 07/11/2024	DM Officer	Constance Damiani
Date: 15/11/2024	DM Manager	Mark Thomson

Reasons for Refusal

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 shall not be implemented in accordance with the 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