



**Glasgow City Council**

**Planning Local Review Committee**

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

**Item 1**

**15th April 2025**

**Contact: Sam Taylor Ext: 78654**

**24/00247/LOCAL – Flat 3/1 23 Radnor Street G3 7UA  
Installation of replacement windows and other external 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 relates to a flatted dwelling located at the third/ top floor level of a four-story blonde sandstone tenement black erected circa 1860. The tenement is located on the corner of Sauchiehall Street and Radnor Street. The property 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.
- 1.2 The flat retains its original layout, consisting of four rooms, a kitchen, a bathroom, and a large hall. Due to its corner location, all rooms, except the kitchen, are at the front. Some original features, including the entrance door, fireplaces, and some ceilings, have been removed or replaced in the past, and the flat has non-original tilt-and-turn windows. However, other historic features, including some doors and their facings, hall cupboards, panelling around window embrasures, some cornicing, and picture rails, remain.
- 1.3 Records held by the Council show that the original sash and case windows had horns, and the middle bay windows featured central vertical glazing bars on both sashes.
- 1.4 The proposal is for the installation of replacement windows and other external alterations (comprising of external vents and boiler flue).
- 1.5 Proposed alterations:
- 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.
  - replacement of tilt and turn windows with double glazed timber windows to match the pattern of original windows.

## **2 DEVELOPMENT PLAN POLICIES**

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

Policy 7	Historic assets and places
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- 2.2 The relevant City Development Plan policies and Supplementary Guidance are:
- |           |                              |
|-----------|------------------------------|
| CDP1/SG1: | The Placemaking Principle    |
| CDP9/SG9: | Historic Environment         |
| CDP2:     | Sustainable Spatial Strategy |

## **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 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.

#### **4 APPEAL STATEMENT**

- 4.1 A summary of the material points raised in the appeal statement is given below:
  1. It is important to note that the boiler flue has already been installed on the rear roof slope. While it is not visible, it will be even less noticeable due to its location.
  2. The location and design of the roof vents have been carefully considered to minimize visual impact, and they blend seamlessly into the roof, remaining entirely invisible from any angle.
  3. The proposed vents are minimal dark grey slate vents, completely flush with the roof surface, and designed to blend seamlessly into the slated roof.
  4. Roof penetration cannot be seen from street level, as the roof is completely hidden by the eave's projection and the angle of the sightline from the street.

#### **5 RELEVANT PLANNING HISTORY**

- 5.1 The previous planning application history for the property includes the following:
  - 24/01386/LBA – Refuse – Internal and external alterations to listed building. This application has been appealed to the DPEA and granted with conditions.

#### **6 REPRESENTATIONS AND CONSULTATIONS**

- 6.1 There were no representations to the Planning application and to this Review.

## **7 COMMITTEE CONSIDERATIONS**

- 7.1 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.
- 7.2 The following are the relevant policy considerations:
- 7.3 **NPF4 Policy 7 - Historic Assets and Places, CDP9/SG9 - Historic Environment and CDP1/SG1: The Placemaking Principle**

The intent of **Policy 7** 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.

### **CDP 1 & SG 1 The Placemaking Principle**

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 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.

### **CDP 9 Historic Environment and its supplementary guidance SG9**

specifically target the historic environment and alteration to listed buildings. Works to Listed Buildings must be carried out in a way which protects their character as buildings of special architectural and historic interest. Listed Buildings must be allowed to adapt to new uses and the Council will respond favourably to creative ideas and good design, to ensure their retention, subject to other policies in the Plan and supporting supplementary guidance, particularly Placemaking.

**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.

Committee should note that:

- The existing windows are tilt and turn windows and are not of an historic appropriate design;
  - The new windows are proposed to replace the existing tilt and turn with double glazed timber windows.
- Committee should consider whether the proposed windows are appropriate replacements.

**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;
  - b) fittings should not be seen from public view at street level;
  - c) fittings should not be affixed to the front elevation of a Listed Building or unlisted building in a Conservation Area; and
  - 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.
- Committee should note that four external vents and a boiler flue are proposed to be affixed to the front-facing slope of the roof.
- Committee should consider whether the proposed external fittings impact the special character and interest of the listed building.
- Committee should consider whether the proposed location of the external fittings is acceptable.

## **8 COMMITTEE DECISION**

8.1 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 help address socio-economic disadvantage.* n/a

### 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* n/a

*Glasgow's net zero  
carbon target?*

**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.