



**Item 4**

7th October 2025

**Neighbourhoods, Regeneration  
and Sustainability**

Glasgow City Council  
Exchange House  
231 George Street  
Glasgow, G1 1RX  
[www.glasgow.gov.uk](http://www.glasgow.gov.uk)

**Executive Director**

George Gillespie  
BEng (Hons) CEng MICE

Richard Keating  
149 Market Street  
St Andrews  
KY16 9PF

Our ref:  
GCC Application Ref:

**DECISION  
24/02528/FUL**

25 April 2025

Dear Sir/Madam

**SITE: 71 Glassford Street Glasgow G1 1BQ**

**PROPOSAL: Use of premises as homeless facility (Class 8) to provide a 24 hour accessible facility (retrospective)**

I am obliged to inform you that a decision to refuse your application, **24/02528/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 **Alan Shand** via email **[Alan.Shand@glasgow.gov.uk](mailto:Alan.Shand@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 24/02528/FUL

**Use of premises as homeless facility (Class 8) to provide a 24 hour accessible facility  
(retrospective)**

AT

**71 Glassford Street Glasgow G1 1BQ**

AS SHOWN ON THE FOLLOWING SUBMITTED PLAN(S)

### Reason(s) for decision

01. The proposal has resulted in an elevated fear of crime associated with the increase in anti-social behaviour and crime in the locality, as evidenced by Police Scotland incident reporting from periods of 12 months before, and 12 months after the night shelter commenced operation in December 2023. The resulting fear of crime is considered detrimental to the character and amenity of the surrounding area.
02. The proposal is contrary to NPF 4 Policy 14 - Design, Quality and Place due to the negative impact on the perceived safety of walking routes in the vicinity resulting from nightly instances of long queues obstructing the footway.
03. The proposal is contrary to City Development Plan Policy CDP 10 and associated Supplementary Guidance SG10 - Meeting Housing Needs, due to the detrimental impact on the character and amenity of the surrounding area, resulting from fear of crime associated with the increase in anti-social behaviour and crime in the locality since the night shelter commenced operation in December 2023.

### Drawings

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

1. 1089.LP.01 Location Plan Rev P1 Received 15 October 2024
2. 1089.GA.99 Proposed Basement Plan Rev P01 Received 21 November 2024
3. 1089.GA.00 Ground Floor Plan Rev P01 Received 21 November 2024

**THIS IS AN IMPORTANT LEGAL DOCUMENT AND SHOULD BE KEPT SECURE FOR FUTURE REFERENCE**

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

A handwritten signature in black ink, appearing to read 'Shaw', is positioned above the title 'Head of Planning'.

**Dated: 25th April 2025**

**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.