



Item 6

18th March 2025

Planning Services 231 George Street GLASGOW G1 1RX Tel: 0141 287 8555 Email: [onlineplanning@glasgow.gov.uk](mailto:onlineplanning@glasgow.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100659794-005

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

## Agent Details

Please enter Agent details

Company/Organisation:

Ref. Number:

You must enter a Building Name or Number, or both: \*

First Name: \*

Building Name:

Last Name: \*

Building Number:

Telephone Number: \*

Address 1  
(Street): \*

Extension Number:

Address 2:

Mobile Number:

Town/City: \*

Fax Number:

Country: \*

Postcode: \*

Email Address: \*

Is the applicant an individual or an organisation/corporate entity? \*

☒ Individual ☐ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mrs"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="L"/>	Building Number:	<input type="text" value="1095"/>
Last Name: *	<input type="text" value="Lujan"/>	Address 1 (Street): *	<input type="text" value="Great Western Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G12 0AA"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

## Site Address Details

Planning Authority:	<input type="text" value="Glasgow City Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="1095 GREAT WESTERN ROAD"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GLASGOW"/>
Post Code:	<input type="text" value="G12 0AA"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="668328"/>	Easting	<input type="text" value="255253"/>
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## Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

Erection of two storey extension and orangery to rear of dwellinghouse and alterations to boundary wall

## Type of Application

What type of application did you submit to the planning authority? \*

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? \*

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Provided as a separate document in the 'Supporting Document's section.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? \*

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: \* (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

- Refusal Notice - Appeal Statement

## Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

24/00269/FUL

What date was the application submitted to the planning authority? \*

04/02/2024

What date was the decision issued by the planning authority? \*

06/09/2024

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? \*

☒ Yes ☐ No

## Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? \*

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? \*

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

☒ Yes ☐ No

**Note:** You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review \*

☒ Yes ☐ No

**Note:** Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

## **Declare – Notice of Review**

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Claudio Marini

Declaration Date: 14/11/2024

## APPLICATION FOR PLANNING PERMISSION

4 WHITTINGEHAME GARDENS, 1095 GREAT WESTERN ROAD, GLASGOW

## PLANNING LOCAL REVIEW COMMITTEE - APPEAL STATEMENT

NOVEMBER 2024

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### CONTENTS:

- 1 – INTRODUCTION
- 2 – DESIGN PROPOSALS
- 3 – EXISTING PHOTOGRAPHS
- 4 – PLANNING PROCESS & REFUSAL
- 5 – REASONS FOR REVIEW

## 1 - INTRODUCTION //

This document is in support of an appeal against a refusal of Planning consent issued for alterations and extension to a dwelling at 4 Whittingehame Gardens, 1095 Great Western Road, Glasgow.

The proposals involve some minor internal alterations to the main house as well as a carefully considered extension and alterations to the single storey rear service wing to facilitate a new main kitchen more in line with the scale of the existing property and more akin to the requirements of modern-day living, as well as a new master bedroom suite on the first floor level over the kitchen, and a single storey traditional Orangery to the rear, adjoining the kitchen. A slight widening of the original entrance gate piers is proposed to facilitate a suitable site entrance in line with modern-day vehicular dimensions.

The property is not within the conservation area however is a Category B listed property (LB32325).

The property dates from circa 1903, designed by Fryers & Penman and built by George Hamilton, and is a 2-storey Edwardian villa in Scottish revival style incorporating Scots Baronial and 17<sup>th</sup> Century Renaissance details. It is a bull-faced red sandstone building with ashlar dressings. The North (principal) elevation is the main detailed frontage of the villa, of which no changes are proposed. Likewise, on the west and east elevations of the main house, no changes are proposed. To the south, the existing single storey service wing is present and is noted as having “irregular fenestration at ground and 1<sup>st</sup> floor”. The interiors are noted to be of Edwardian style, however it is worth noting that none of the original features within the main house are to be affected by any of the application proposals. The gate piers are red sandstone ashlar drum piers with pyramidal caps. The intention is to carefully relocate the west-most pillar to allow for a proportionally wider entranceway to the site.

It is worth noting that along Whittingehame Gardens, there are two separate villa designs along this row, with Nos 2, 5 and 9 all of the same design as No 4. The remaining villas, with the exception of No 7, are all of the second villa design.

The proposals contained within the original planning application looked to sympathetically and carefully alter some areas of the main house to facilitate living methods akin to today's needs, with the extension to the secondary service area to the rear aimed to provide a kitchen and living space more in proportion with the scale of the existing villa, in a move away from kitchens being smaller and more disconnected areas of properties of this age, and providing a family home more in line with requirements of modern-day living, doing so sympathetically with as few alterations to the existing building fabric as possible. By only removing one façade of the service wing and parts of a second, and carefully extending this along the same proportions and style as the existing building, the overall design intent remains akin to the original, with the addition of the second floor matching the same footprint, bringing No 4 more in line with the neighbouring properties along Whittingehame Gardens, with No 4 currently being the only villa where the service wing remains single storey. The addition of a very traditional-style Orangery provides additional floorspace without adding unnecessary bulk to the main house and doing so in a way that is in character with properties of this age, style and scale.

The intent is not to disrupt the character or style of this villa, but instead to carefully and sympathetically improve the functionality of the spaces securing the use of this villa as one of the only remaining single-family houses within Whittingehame Gardens for many years to come.



^ Above: Aerial photo showing Nos 1-10 Whittingehame Gardens, Glasgow



## 2 - DESIGN PROPOSALS//

### MAIN HOUSE ALTERATIONS

The proposals included some minor internal alterations to the main body of the villa, hereon in referred to as the main house. These alterations involve small doorway openings in existing internal, non-principal, walls: opening formed between Bedroom 2 and Bedroom 5; and an opening formed between Bedroom 5 and the small upper hallway corridor. Where a new door is proposed, the door will be a traditional timber door detailed to match the existing doors in dimensions and style. The existing doorway to Bedroom 5, off the main upper hallway, is to be closed off from within the bedroom with a new partition, however the door itself is to remain on the hallway side with existing architraves also retained.

Bedroom 2 will be subdivided via new plasterboard partitions, with any new partitions not cutting into any existing features, instead being carefully dressed around these areas, and any new skirtings or detailing to match the existing as closely as possible.

On the ground floor level, the internal partitions separating the larder and WC under the main staircase are to be removed to allow these two spaces to be divided to facilitate a larger WC and a new cloaks area – the new partitions proposed will not cut into any existing features, instead being carefully dressed around these areas, and any new skirtings or detailing to match the existing as closely as possible. Both existing entry doors, either side of the main staircase, are to remain exactly as existing. The small doorway opening between the existing kitchen and larder is to be in-filled, with any original skirting in-filled to match the existing profile.

The existing kitchen will be used as a prep-kitchen and pantry space, with new plasterboard partitions, with any new partitions not cutting into any existing features, instead being carefully dressed around these areas, and any new skirtings or detailing to match the existing as closely as possible.

Lastly, the existing windows to both the rear (south) elevation at the Butler's pantry and the first floor bathroom, are to be carefully removed, with the sill heights lowered to floor level to facilitate doorway openings into the subsequent extension areas.

### SERVICE WING EXTENSION & ALTERATIONS

To the rear of the property (south-facing) there is presently a single storey service wing sitting under a slate hipped pitched roof, with a series of irregular window and door openings on the east side and a bay window to the west side, with no windows facing the garden in the southerly aspect. This is very typical of the service wings to these grand villas, whereby the rear gardens were part of the servicing of the house, however in this particular case, the garden enjoys a southern aspect and it is a shame that access to the rear is currently not possible from the main body of the house, instead a single side door off the utility space is all that provides access to the garden. Interestingly, No 4 is the only villa that has this service wing in this configuration: Nos 2, 5 and 9 are all the same villa design, however No 2 has a

two-storey service wing extending further out into the garden; No 5 has a single storey element running almost the full length of the rear elevation; No 9 has an extension similar to that of No 5 however this also has a central two-storey element; and No 7, which is a slight variation of the same villa style, has a larger service wing consisting of a central two-storey element flanked by single storey extensions to either side. The other villa style in this street - Nos 1, 3, 8 and 10 – all have two-storey service wings to the rear. As such, there is precedent set for these types of villas having a two-storey service wing as well as wings that occupy a greater footprint than the existing service wing of No4. These surrounding properties, all designed at the same time by the same Architect, therefore provide the design reference for any alterations to the existing service wing at No4, allowing the opportunity to design an extension entirely in-keeping with the character and setting of the area and in line with the architectural and historical interest of this villa and the surrounding villas.

With this in mind, the intent behind the design for the extension to the service wing was to work with the parameters of the existing footprint in both the south and east aspects, so as not to make itself more visible from the front (principal) elevation and not to impose more on the rear garden space. Instead, it is proposed to remove only the western wall and to minimally extend the footprint out a further 1.8m along in this direction, making it proportionally more in line with the two-storey service wings found on neighbouring properties. It is proposed to remove the existing roof to allow the footprint to be extended upwards to form first floor accommodation. Again, the design intent for this was to take design references from the surrounding villas that have a two-storey service wing to the rear, by applying a new low-pitch slate roof with hipped ends, running parallel with the main house, that has its eaves sitting below the main roof eaves line, retaining its position as being subordinate to the main house, as is the case with all surrounding examples. This direct design reference allows the proposals to be entirely in-keeping with the character of the area, and demonstrates how such an extension would not have a detrimental impact on the character and environmental quality of the property, nor would it be of a scale, size or siting, incompatible with the existing villa, as historical precedent has been set that proves otherwise on the same and similar villa designs along Whittingehame Gardens.

Furthermore, by minimising the demolition works and retaining as much of the existing footprint of the service wing as possible, the amount of new materials required is kept to a minimum, with the intention being to utilise as much of the existing sandstone removed from the west and south elevations for the areas of in-fill as part of the proposed works.

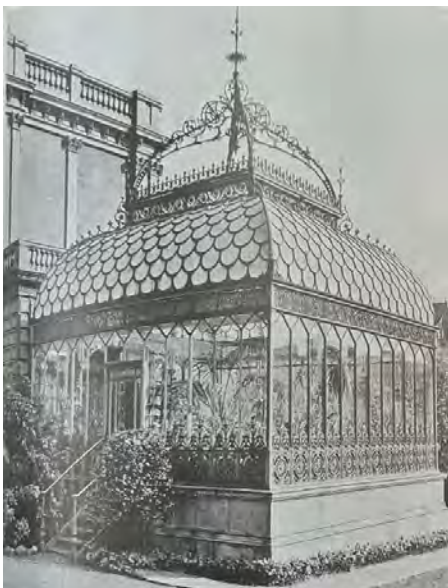
Window and door proportions to the proposed rear wing have been designed to tie through with the main house windows on ground level for continuity and on the upper level have been designed to sit under the lower eaves line in a similar manner to the surrounding properties. On the south-facing elevation, reference to the existing bay window on the west elevation of the service wing has been made with the introduction of a new bay window serving the kitchen and upper bedroom, of a similar style and proportion, in keeping with the character and style of the villa. The existing ground floor windows to the eastern elevation will be retained and incorporated into the new kitchen area, with the existing side door on this elevation in-filled using existing sandstone from the dountakings to ensure a suitable match to the existing walling.

In terms of materials, the proposal is to extend the service wing using red sandstone, which would be chosen to match the existing sandstone as closely as possible, in consultation with a stone specialist. The stone selected would match the original stonework in every respect

including colour, geological character, texture, and coursing pattern. Petrographic analysis (BS EN 12407:2000) of the original stone type can be carried out in order to select a suitable match. This would ensure that the character and style of the existing property is upheld and also that the proposals would be in-keeping with similar development in the neighbouring properties. Similarly, all windows and doors will be timber framed traditional-style windows to match the existing window details as closely as possible. Likewise, the new roof will consist of natural slate tiles.

In addition to the extension to the existing rear service wing as described above, it is also proposed to include a traditional style single storey Orangery adjoining west side of the service wing to the rear of the main house. This would occupy a similar overall footprint (service wing and orangery combined) to the larger rear service wings found on Nos 1, 3, 5, 6, 7, 8, 9 and 10 Whittingehame Gardens, thus ensuring that the proposal does not constitute development at a scale non in-keeping with the character of the surrounding area, as well as demonstrating through historical precedent that such a development would not be of detriment to the style and character of the main villa; indeed, the proposal would bring No 4 more in line with the surrounding villas from the same period and architectural style.

The Orangery has been designed with a traditional ornate aesthetic, typical of Orangery designs adjoining villas of this scale and style. In order to differentiate the orangery from the main building and service wing, the solid sections between glazing are proposed to be done in a textured multi-tonal red clay facing brick that would be carefully selected to match the tones of the existing sandstone walls. The subtlety in the material change will ensure the character of the area is respectfully considered. The windows and doors will all be of a painted timber framed traditional style, with painted timber eaves / soffit detailing that aligns with the sandstone banding of the existing nearby bay windows, ensuring that the scale of the orangery is in-keeping with the existing villa. The roof of the orangery has been designed as a feature, with arched domed vaulted ceilings externally finished in standing seam zinc cladding, retaining a traditional aesthetic and of a colour that will tie in with the slate roof on the extension and main house. The orangery is situated to the rear of the main villa and is not visible from the street, or any surrounding public areas, with the overall scale being subservient to the main house and the adjoining service wing.



< Example of a traditional Orangery appended to an historical Glasgow villa, Carlston designed by James Boucher, in the Clevedon / Great Western Road area ('Kelvinside Gardens') circa 1878.

The orangery is to have a wood burning stove as part of the proposals and so the associated flue pipe has been carefully considered to rise up the rear of the villa where it does not affect any existing features nor does it cross any existing windows, instead rising up a blank gable to terminate above the soffit line in accordance with the relevant technical standards.

Overall, the proposed design of the extension to the rear service wing respects the period, style and architectural character of the existing villa, and surrounding villas of the same period and style, to ensure there will be no negative impact on the character of the listed building or setting of the neighbouring listed properties. As noted within 'SG9: Historic Environment' of the Glasgow City Development Plan, all works must be carried out in a way that respects the character of a listed building, with specific guidance for extensions stating:

*"Proposals for the extension of a listed building must ensure that:*

- The scale is subservient to the original building;*
- Its location, design, scale, massing and proportion protects the building's appearance, character and setting; and*
- The detailed design and use of materials complement the building's period, style and character."*

Additionally, SG9 notes the design criteria for conservatories (such as an Orangery) as follows:

*"Proposals for conservatories on Listed Buildings should respect the period and scale of the property. It should be located on an elevation well screened from public view such as from a road, a park, allotments or playing fields, and should be constructed in traditional materials with wood or metal work painted. Base walls should be finished to match the materials of the wall to which they are attached. uPVC as a framing material is not acceptable."*

As outlined above, the proposals meet the requirements set out in the supplementary guidance SG9: Historic Environment fully and therefore is in accordance with this planning policy guidance, along with CDP1 and CDP9 of the Glasgow City Development Plan, and Policies 7, 14 and 16 of NPF4.

#### GATE PIERS & DRIVEWAY ENTRANCE ALTERATIONS

The existing driveway entrance consists of two red sandstone ashlar drum piers with pyramidal caps, set just over 2.5m apart. The access to the villa is directly off Great Western Road, which is a particularly busy stretch of road and so care needs to be taken in slowing down to make a safe turn into the site. From the entrance point, to the east of the plot, the site slopes steeply up towards the villa, with the driveway being narrow and sweeping round to the west of the house. This all makes for a tricky entrance and egress into the site and as such the entrance would significantly benefit from being widened. Vehicle dimensions continue to increase year on year and so the current width makes it difficult to enter in a modern-day car when taking account of the topography and angles of the driveway.

As such, it is proposed to increase the current width by 1m, to 3.5m between piers. The intention would be to carefully remove the westerly pier and relocate this in its new position to retain entirely the current aesthetic and character of the streetscape. There is an adjoining red sandstone boundary wall, of only approx. 500mm in height, abutting the side of the pier and the intention would be to remove 1m of this to facilitate the relocation of the pier. The corresponding section of hedging on top of the boundary wall would be cut back accordingly. No mature trees require to be relocated or lopped as a result of the proposed driveway widening.

In summary, the relocation of one gate pier to provide a safer and more appropriate opening width for modern day vehicular usage, is considered to comply with all relevant planning policies given the character and style of the alterations is entirely in-keeping with the current architectural style of the area.

### 3 - PHOTOGRAPHS //



^ External view of East Elevation



^ External view of South Elevation



^ External view of side of South Elevation



^ External view of West Elevation





^ View towards proposed extension within existing kitchen



^ View towards existing pantry



^ Internal image of existing pantry



^ Internal image of existing WC under stair



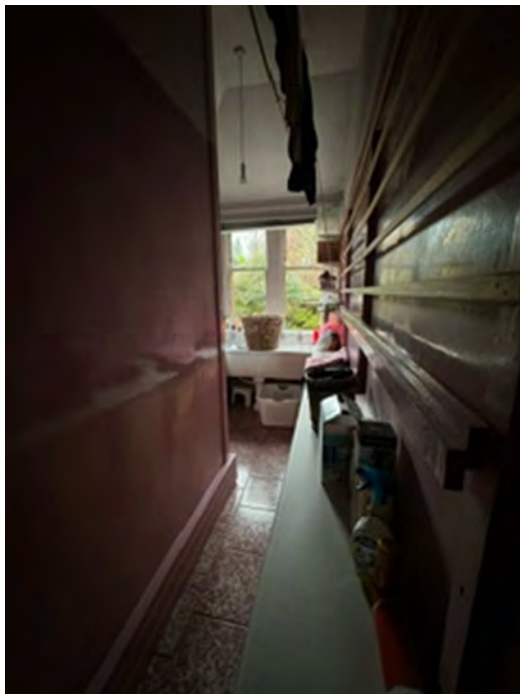
^ Internal view within WC under stair



^ Internal view of Butler's Pantry

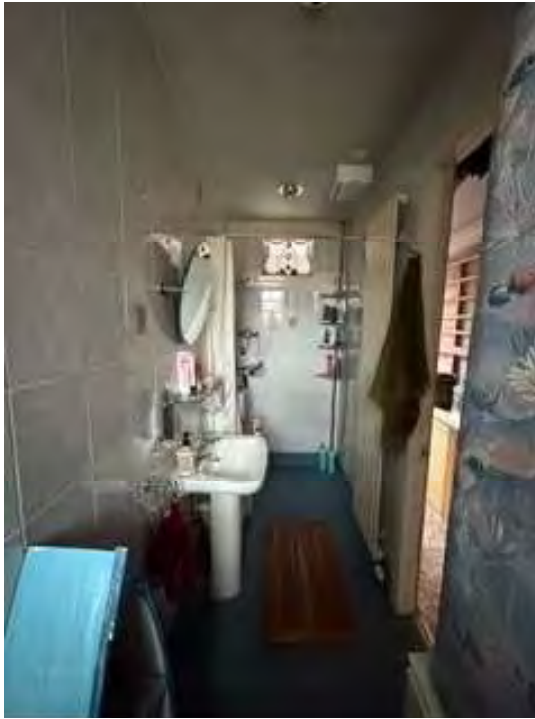


^ View of existing prep kitchen



^ View of existing laundry room





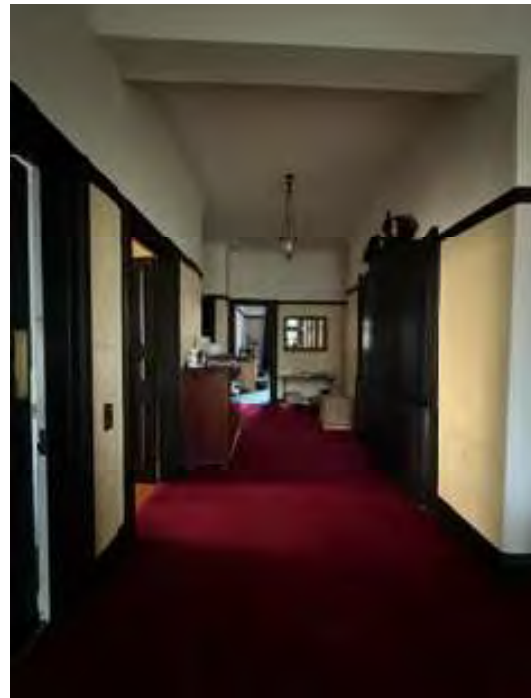
^ View of existing back shower room



^ View of existing Utility



^ Internal view of upper floor main bathroom



^ View of upper hall towards Bed 5



^ View within Bed 2 from bay window



^ View within Bed 2 towards bay window

## 4 – PLANNING PROCESS & REFUSAL //

### PLANNING APPLICATION – REF: 24/00269/FUL

Refused On 6<sup>th</sup> September 2024 – Case Officer: Mr Jamie McArdle

### LISTED BUILDING CONSENT APPLICATION – REF: 24/00270/LBA

Refused On 6<sup>th</sup> September 2024 – Case Officer: Mr Jamie McArdle

*Note – the contents of this appeal relate to the planning application – 24/00269/FUL – only, due to the appeals procedure. The Listed Building Consent Application will be appealed separately directly to the Scottish Ministers.*

### PLANNING APPLICATION FEEDBACK DURING THE ASSESSMENT PERIOD

During the initial assessment period of the application, the Planning Officer, Jamie McArdle, wrote via email on 4<sup>th</sup> April 2024, that following consultation from Historic Environment Scotland, his manager, Mr Mark Thomson, has requested that a site visit be arranged including a member from the council's Heritage Team. We obliged and a site visit was arranged for 22<sup>nd</sup> May. The site visit was attended by myself, as Agent / Architect, and both Mark Thomson and Jamie McArdle attended, noting that no member from the Council's Heritage team attended on the day.

During the visit, I led both Planning Officers on a guided tour of the home discussing the proposals to each area as we went. We had several discussions on some points, but the consensus was of a generally positive tone, with the Planning Officers understanding the need for development of such period homes in order to facilitate a comfortable family use fit for modern-day purposes. Where areas may not have been initially agreeable, for example on the rear extension, discussions were had on possible alternative locations for the extension, before further design explanations from us led to a greater understanding from all parties as

to why the extension had been designed as such. We were advised that the council prefer to work with applicants to come up with suitable solutions and that they were positive that a suitable outcome could be achieved. The meeting concluded with both Planners advising that they would report back to the Heritage Team and revert with some feedback with a view to determining a suitable way forward. Under no circumstances were the very principles of the proposals called into question during this meeting.

After several weeks, a response was provided by James McArdle via email on 13<sup>th</sup> June 2024, following a meeting with Jamie McArdle, Mark Thomson and Karen Rattray of Heritage that same morning via MS Teams. Despite a positive site meeting, the feedback received entirely went against the positive nature and tone of the site visit, and instead Jamie advised that following feedback from Heritage, they *“will not be able to support the current applications” and that “the proposals would have major implications for the historical fabric and character of the building. In particular, the single storey servants wing”*.

A telephone call followed this email response between myself and Jamie McArdle to better understand the change in view from the site meeting, following the meeting with the Heritage team. During this call, Jamie reiterated that due to the discussions had with Karen Rattray and Mark Thomson, they felt that the designs could not be supported; seeking further clarification, I was advised that:

*‘The property should be treated as “a museum piece” and*

*‘That perhaps your client “bought the wrong house” if this is what is required to it’.*

These statements were particularly striking and not something that should come into the proper assessment of a listed building, or any application for that matter, where the design approach is specifically formed to be entirely sympathetic to the character of the existing house and to the surrounding area. It provided an insight into the discussions had during the Teams meeting which evidently blurred the lines between a full and proper assessment against Planning Policies.

Further to this call, a request was made by us to Sarah Shaw, Head of Planning, for a further site visit with Sarah, Mark Thomson and Alison Farrell of the Heritage Team, with the primary aim of allowing both Sarah and the Heritage team to see the property itself and to understand the need to sympathetically upgrade the house such that it would be fit for

purpose as a family home for today and the future, as well as allowing a better feel for the character of the area and the surrounding Villas. It would provide the perfect backdrop to discuss the comments made to date and to address these to allow a suitable way forward for the design proposals.

Despite several attempts at this, all parties rejected the invitation to meet again and instead insisted that they *“cannot see a solution that respects our concerns whilst simultaneously addressing your clients”*.

At an impasse, the only option left to us was to allow the applications be determined to a refusal, allowing us to make a suitable case to the respective appeal boards, where it is respectfully hoped that an unclouded judgement of the application proposals can be reached.

#### REASONS FOR REFUSAL – 24/00269/FUL

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 development proposal is contrary to Policy 7: Historic Assets & Places and Policy 16: Quality Homes of the National Planning Framework 4, CDP 1: The Placemaking Principle, CDP 9: Historic Environment, SG 9: Historic Environment and SG 1: Placemaking (Part 2, Residential Development - Alterations to Dwellings & Gardens) of the Glasgow City Development Plan as specified below, and there is no overriding reason to depart therefrom.

03. The proposal is contrary to Policy 7: Historic Assets & Places of National Planning Framework 4 in that the extensions fail to preserve or enhance the character, setting, special architectural and historic interest of this Category B Listed Building due to its inappropriate siting, scale and design.

04. The proposal is contrary to Policy 16: Quality Homes of National Planning Framework 4 in that the proposed development will have a detrimental impact on the character and environmental quality of the home in terms of its siting, scale and design.

05. The proposal is contrary to CDP 1 of the City Development Plan in that the proposed development fails to meet the highest standards of design while providing high quality amenity to existing and new residents in the City. Furthermore, the proposed development fails to respect the quality and character of the historic environment and does not protect the City's heritage.

06. The proposal is contrary to CDP 9 of the City Development Plan in that the proposed development, by virtue of its siting, scale and design, will erode the historic character and special architectural interest of this Category B Listed Building. The proposed development fails to respect the period, style and architectural character of the Listed building.

07. The proposed extensions and loss of the original servant's wing are contrary to SG 9 of the City Development Plan in that by reason of their siting, scale and design, they fail to preserve or enhance the character of this Category B Listed property as a building of special architectural and historic interest. The proposed extensions and the resultant loss of the original servant's wing does not respect the period, style and architectural character of this Category B Listed property. The proposed extensions would give the appearance of an incongruous and unsympathetic addition to the Listed Building and would also detract from the character and appearance of the property. The proposed extensions and loss of the original servant's wing would adversely affect the special architectural and historic interest of this Category B Listed building.

08. The proposal is contrary to SG 1 of the City Development Plan in that the extensions, by virtue of their siting, scale and design will visually detract from the character and appearance

of the property and would not be in keeping with the existing dwelling. The proposed development will prejudice the prevailing architectural character of the property and does not complement the property. The proposed development will give the appearance of an incongruous and disproportionate addition to the dwelling which would dominate the existing building to the detriment of visual and residential amenity.

## 5 – REASONS FOR REVIEW //

In all 8 reasons for refusal noted above, many points are repeated in several of the refusal points, but the general reasons relate to the apparent incompatibility of the proposals within the context of the existing building, specifically with regard to policies surrounding the historic environment. Below outlines the key recurring issues which were deemed to be the case in the assessment of the application and provides our response to these specifically, demonstrating that the proposals do indeed comply with the relative planning policies:

*1 - the extensions fail to preserve or enhance the character, setting, special architectural and historic interest of this Category B Listed Building due to its inappropriate siting, scale and design.*

The very nature of the design, as outlined in our detailed description of the proposals above, were design to directly relate to the very same historic Villas along the same stretch of road, all from the same period and half of the ten villas of the exact same design as the applicant dwelling. The very nature of the extension directly relates to the design of other rear servants wings to these very dwellings, and so by virtue the character of the area, along with the special historic interest of this dwelling, is therefore retained, respected and further enhanced. The siting of the extension is to the rear of the dwelling, with no side or front protrusions or visual elements that would directly impact the view of the existing dwelling from any member of the public from any vantage point surrounding the site. Extensions to the rear of such properties are, in fact, encouraged as outlined in paragraph 2.63 the Supplementary Guidance of SG9 *“Extensions should be located to the rear or side of the property.”* The scale of the proposed extension, again, cannot be deemed to be “inappropriate” as it directly relates to the nine other servants’ wings to the rear of the surrounding villas from the same period; the scale is therefore entirely appropriate for both the existing house and the surrounding area.



*2 - the proposed development will have a detrimental impact on the character and environmental quality of the home in terms of its siting, scale and design.*

As above - The siting of the extension is to the rear of the dwelling, with no side or front protrusions or visual elements that would directly impact the view of the existing dwelling from any member of the public from any vantage point surrounding the site. Extensions to the rear of such properties are, in fact, encouraged as outlined in paragraph 2.63 the Supplementary Guidance of SG9 *"Extensions should be located to the rear or side of the property."*

The scale of the proposed extension, again, cannot be deemed to be "inappropriate" as it directly relates to the nine other servants' wings to the rear of the surrounding villas from the same period; the scale is therefore entirely appropriate for both the existing house and the surrounding area.

In terms of the design of the extension, the supplementary guidance of SG9 notes for any extension to a dwelling that: *"the detailed design and use of materials complement the building's period, style and character; Materials should complement those of the existing property in terms of their colour, texture and scale; In the case of a traditionally designed extension - windows should match those of the existing property; Roofs should be ridged or mono-pitched; Extensions should not disrupt the established plot pattern and should preserve or enhance all other key characteristics of the conservation area or site."*

On every point noted above, compliance with each design criteria can be established clearly in the submitted application proposals. Historical reference for the design of the rear servant's wing extension and the Orangery have been provided, either by direct neighbour comparison providing historical precedent, or other historical architecture from the same area and period providing a suitable reference on which to base the design. The proposed materials are all specified to match the existing dwelling; the window design matches the existing property; the roof is a slate ridged roof to match the surrounding precedents; and the extension does not disrupt the plot pattern of the area or site, instead taking direct precedent from surrounding sites to bring the application site more in line with the surrounding plot pattern with a servant's wing more in scale with the surrounding villas. It is evident, therefore, that the design of the proposals comply fully with the SG9 and therefore with SG1 accordingly.

*3 - the proposed development fails to meet the highest standards of design while providing high quality amenity to existing and new residents in the City.*

As outlined in Point 2 above, the proposed development provides a design that responds specifically to the criteria set in the supplementary guidance for SG9 regarding extensions to listed buildings; with this criteria set by the Council to suitably manage development of listed buildings, and with each and every criteria point being met, then it can be concluded without doubt that the design proposals must meet the Council's own 'highest standards of design'. With regards to amenity, the very reason for the design proposal was to improve the amenity for the owners of the dwelling by providing a layout that is more suited to modern-day living, both for today and the future of the property, as opposed to the archaic living methods of the early 1900's where servant quarters and wash houses were prevailing. Such amenities no longer serve any purpose and the spaces do not lend themselves to suitable re-use without some form of reconfiguration. To insist upon their retention with no alterations provides a direct barrier to high quality amenity and jeopardies the future of such properties.

*4 - the proposed development fails to respect the quality and character of the historic environment and does not protect the City's heritage.*

It is clear to anyone looking at the proposals that the design respects the quality and character of the historic environment; its design is a direct reflection of the surrounding servant's wings in scale, design, siting and materiality, therefore directly respecting the character of the historic environment.

If every design proposal and application were to strictly "protect the City's heritage" then there would be no development or alterations to any existing properties permitted across the city. It is clear, therefore, that this statement is meant to relate to 'respecting' the City's heritage, and by not looking to demolish or substantially alter the existing villa in any way, instead looking to sympathetically upgrade the property to safeguard its future as a single-family home, then it can be said without doubt that the proposals do indeed protect, or respect, the City's heritage.

*5 - The proposed development fails to respect the period, style and architectural character of the Listed building. The proposed extensions and the resultant loss of the original servant's wing does not respect the period, style and architectural character of this Category B Listed property.*

Without wishing to repeat the previous responses provided on the design, the surrounding 9 villas of the same period, style and architectural character, all have individually designed servants' wings, each one designed specifically to suit the requirements of the original families occupying the houses at the time. These servants wings vary in size, scale and design, but all are larger than the existing servant's wing on the application site, which is the smallest of all of the ten villas. All of the servants wings are of a traditional style with sandstone finish and slate pitched roofs; the proposed extension to the servant' wing has been specifically designed to reflect the other two storey servants wings in style, scale and materiality, thus specifically respecting the period, style and architectural character of the listed property.

*6 - The proposed extensions would give the appearance of an incongruous and unsympathetic addition to the Listed Building and would also detract from the character and appearance of the property.*

The scale of the proposal is in-keeping with the surrounding villas, is situated entirely to the rear of the property, and is entirely sympathetic to the existing property in all aspects, and so the proposals cannot be described as 'incongruous' as they are entirely harmonious and in-keeping with the surroundings. With the design meeting all design criteria outlined in the council's own supplementary design guidance for listed properties, it cannot therefore be considered to detract from the appearance of the property; instead it is designed entirely to reflect the existing design of the villa and all surrounding villas.

*7 - The proposed extensions and loss of the original servant's wing would adversely affect the special architectural and historic interest of this Category B Listed building.*

The original servant's wing is not being lost, it is being extended and reconfigured. It is worth noting too that whilst the historical listing entry notes the presence of the servant's wing to the rear, no mention of its interior is noted as being of particular interest, nor do Historic

Environment Scotland (HES) or the Architectural Heritage Society of Scotland, note in their formal consultee response that the interior of these spaces should be untouched, this view appears to have come from the council's Heritage team. HES note that the servant's wings to all 10 properties comprising Whittingeham Gardens were built to varying sizes and masses to suit specific user requirements, highlighting the existing variety of these elements in the area as well as showing that the principle of responding to homeowner needs was an important design consideration back then, and the same principles should be afforded to current and future owners of such properties. I also note that, HES noted:

*"Our view is that the proposals do not raise historic environment issues of national significance and therefore we do not object";*

they do not discourage suitable works on the building in the same way the feedback received from the Council's Heritage Team does, and therefore we kindly, and respectfully, feel that the view of the proposals adversely affecting the special architectural and historical interest be reconsidered.

*8- The proposed development will prejudice the prevailing architectural character of the property and does not complement the property.*

The proposed development is in the same character as the existing property, designed to reflect the period of the existing dwelling and all surrounding dwellings in scale, design and materiality. The materials all match the existing dwelling and the design of the extension directly relates to the other existing neighbouring properties, and therefore cannot be described as not complementing the property. It complements the property perfectly as demonstrated by the historical precedents along the same row of houses, which have successfully complemented the main houses for decades.

*9 - The proposed development will give the appearance of an incongruous and disproportionate addition to the dwelling which would dominate the existing building to the detriment of visual and residential amenity.*

The comments on an incongruous and disproportionate addition have been previously addressed above. The proposed extension cannot be described as dominating the existing property; its scale is subservient to the main house in all aspects, it is contained to the rear of the property and the existing main house is entirely unaffected visually from all aspects of public view. The proposed extension does not affect residential amenity to the house or any surrounding houses by complying with all relative policies in SG9 and SG1, such as not giving way to any over-looking privacy issues, any over-shadowing or any loss of daylight.

To conclude the above, it is strongly felt that the reasons cited for refusal of this application cannot be substantiated and that reference to specific Planning policy can be used to directly demonstrate compliance of the design proposals such that the application proposals should be supported. It appears that the Heritage Team within the council have taken a stance on this specific application and this has lead to the outcome of this application, as opposed to a fair assessment of the specific planning policies.

## CONCLUSION

In the grand scheme of things, considered as a whole, almost all of the main house would remain untouched as part of the application proposals, including the interior of the main house and the original features that remain, with any alterations proposed to any part of the main house being so minor in nature, offering a 'soft-touch' approach. The alterations of the small servant's wing, to create a proposal whose design directly responds to surrounding properties, would not change the appearance of the property from any public viewpoint and the very principles of doing so relate back to the historical design intent of the street. Finding people in today's society willing to take on listed homes such as this and to ask them to invest in the future upkeep and maintenance of them is no simple task and as such they should be supported and encouraged to make considered upgrades to protect their existence as family homes moving forward. Discouraging change risks such homes becoming unfavourable and unwanted, targeted instead by developers whose interests would not be as sympathetic.

It is worth noting that an application was submitted after this application, for one of the neighbouring properties along the same run of Whittingeham Gardens, one of the ten original villas, this one being No 1 (1089 Great Western Road) for a substantial extension with alterations to the ground floor layout, noting that this specific property is situated on a prominent corner plot (24/00672/LBA + 23/02820/FUL). The proposal was for a large single storey extension with modern zinc roofing and large glazed modern sliding doors, far more incongruous and out of character than the extension proposed as part of our application, however this application was approved in June 2024, just a couple of months prior to our decision being issued. Of note, within the Report of Handling, the planning officer cites a policy guidance note within SG9, which he deems is relevant to the application and which he notes the application proposals comply with:

*"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"*

This very policy guidance should be at the forefront of planning decision making when it comes to assessing alterations to listed buildings, and yet it is a policy guidance which appears to have been completely overlooked as part of our application assessment. Instead, any such proposals to the property at 1095 Great Western Road have been blocked at every turn due to unfounded claims of incompatibilities with planning policies, specifically preventing the existing house from adapting to new uses as a current family home. By refusing this application, the council is therefore preventing the successful use of this building as a family home for the future and thus sentencing it to a fate of inevitable incompatibility and decay as interest in the property for its original intended use will filter away. If the property is no longer compatible as a family home, then it will eventually succumb to a fate of more significant alterations to repurpose it for another use, or risk it becoming abandoned and potentially losing an important historical asset of the city.

We, therefore, respectfully ask that this application be reconsidered on its merits and ask that the application subsequently be approved by the Local Review Body.

END/