



**Neighbourhoods, Regeneration  
and Sustainability**

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

Item 4

4th March 2025

**Executive Director**

George Gillespie  
BEng (Hons) CEng MICE

MH Planning Associates  
Michael Hyde  
63 West Princes Street  
Helensburgh  
G84 8BN

Our ref: DECISION  
GCC Application Ref: **24/01223/FUL**

11 October 2024

Dear Sir/Madam

**SITE:** 48 Melville Street Glasgow G41 2JT

**PROPOSAL:** Use of house in multiple occupancy (Sui generis) as apart-hotel (Sui Generis) (Retrospective)

I am obliged to inform you that a decision to refuse your application, **24/01223/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 **Laura Johnston** on direct phone **0141 287 8485**, or email [laura.johnston@glasgow.gov.uk](mailto:laura.johnston@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 24/01223/FUL

**Use of house in multiple occupancy (Sui generis) as apart-hotel (Sui Generis) (Retrospective)**

AT

**48 Melville Street Glasgow G41 2JT**

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 development proposal is contrary to NPF4 Policy 30, as well as CDP1: The Placemaking Principle and the corresponding Supplementary Guidance SG1 (Part 2) and CDP10: Meeting Housing Needs and the corresponding Supplementary Guidance SG10: Meeting Housing Needs of the Glasgow City Development Plan (adopted March 2017) for the reasons specified below, and there is no overriding reason to depart therefrom.
03. The proposal is contrary to NPF4 Policy 30, CDP 1 & SG1 and CDP10 & SG10 of the City Development Plan (adopted 2017) due to its potential impact on the amenity of the surrounding area owing to the proposed use and scale of that proposed use.
04. The proposal is contrary to NPF4 Policy 30, it is not considered that there are demonstrable local economic benefits from the proposal which would outweigh the loss of mainstream residential accommodation.

### Drawings

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

1. 100 LOCATION AND BLOCK PLAN c Received 3 September 2024
2. 110 EXISTING AND PROPOSED GROUND FLOOR PLANS C Received 3 September 2024

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

3. 111 EXISTING AND PROPOSED BASEMENT FLOOR PLANS C Received 3 September 2024

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



**Dated: 11th October 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.