



Planning Applications Committee

Report by
Executive Director of Neighbourhoods, Regeneration
and Sustainability

Item 2(c)

17th June 2025

Contact: Megan Reid **Phone:**

Application Type Full Planning Permission

Recommendation Refuse

Application	24/00699/FUL	Date Valid	08.04.2024
Site Address	Flat Basement 11 Park Circus Glasgow G3 6AX		
Proposal	Use of office as flatted dwelling, replacement external doors and removal of window bars.		
Applicant	Mrs Ruth Chappell Flat Basement 11 Park Circus Glasgow G3 6AX	Agent	McAuley Architecture Ltd Gavin McAuley Hamilton Business Centre 194 Quarry Street Hamilton ML3 6QR
Ward No(s)	11, Hillhead	Community Council	02_030, Woodlands & Park
Conservation Area	Park	Listed	A
Advert Type	Affecting a Conservation Area/Listed Building	Published	19 April 2024
City Plan	City Development Plan		

Representations/Consultations

8 letters of support were received in relation to this proposal. The points raised in the letters of support are summarised below:

- Encourage conversion to a dwelling and reinstatement of the building's original use.
- Glasgow has declared a housing emergency and therefore conversion to residential should be supported.
- Supportive of increasing the number of families living in the area.
- Conversion of property to residential will increase the vibrancy of the area and sense of local community.
- The application site is centrally located a close to local facilities and services including shops, open spaces and public transport.
- The rear courts of neighbouring properties are infrequently used due to shading and the limited availability of private communal gardens in the centre of Park Circus.
- Overlooking of the private rear court by the offices is consistent with the typical relationship between other residential and commercial properties in a high-density area.
- Existing arrangement of rear courts are overlooked and experience no overlooking issues.

- Offices and residential properties are generally not occupied at the same time, therefore issues pertaining to overlooking should not arise.
- Use of offices above is beneficial as it eliminates any potential for noise outwith regular working hours.
- The proposal is compliant with several policies in the development plan.

Consultations: Historic Environment Scotland (HES) were consulted on this application and did not have any comments to make. No other consultations were requested or required.

Site and Description

The application site comprises the lower ground floor premises at 11 Park Circus. The 3-storey and basement, mid-terrace property, constructed between 1857 and 1859, is a Category 'A' Listed Building and is within the Park Conservation Area. 11 Park Circus was originally in use as one residential townhouse and at some point the building was subdivided into two separate offices: a lower ground office located in the basement; and an upper floor office comprising upper ground, first and second floors. Whilst many other properties in Park Circus have been previously converted to Class 4 (Office) use, these are usually the entire building, and it is unusual for one building to be subdivided into separate offices as is the case here.

From the street the property is accessed via stairs to the basement lightwell. The lower ground floor of the building would traditionally have been a utilitarian space used for kitchen and servants. A door leads to a central corridor that runs front to back. A series of rooms are accessed from this: two rooms to the west and two rooms to the east. The former washhouse located in the rear garden and adjacent to the main property can be accessed from the lower ground floor property and forms part of the existing office.

The application property has private front and rear access with direct access to the communal rear garden. The rear garden can be accessed via the basement rear door in the main building, as well as via the external door in the former washhouse. Shared access steps to Park Circus Lane and a standalone bin store are provided in the rear garden.

For the avoidance of doubt, the ground, first and second floors at 11 Park Circus are outwith this application site and are not within the ownership of the applicant. There is no internal access between the basement and upper floors; the original stairs to the upper floors remain, however a sealed door at the top of the stairs restricts access. The upper floors have Class 4 (Office) use.

The surrounding area is characterized by a mix of commercial and residential properties.

Site History

An application for this same site and proposal was assessed against the current development plan and was refused (Ref: 23/00987/FUL – see noted below) in January 2024. While the applicant has submitted a Planning Statement whereby the reasons for refusal of the previous application are disputed, the policy issues pertaining to privacy concerns remain, and are discussed in the 'Assessment and Conclusions' section of this report.

Listed building consent for the internal and external alterations associated with this proposal was granted, subject to conditions (Ref: 23/00986/LBA – see noted below) in January 2024.

Relevant planning history for basement flat at 11 Park Circus:

App Ref	Proposal	Decision
23/00987/FUL	Use of office as flatted dwelling, replacement external doors and removal of window bars.	Refuse
23/00986/LBA	Internal and external works associated with use of office as flatted dwelling.	Grant Subject to Conditions

Relevant planning history for rest of building at 11 Park Circus:

App Ref	Proposal	Decision
25/00618/LBA	Internal and external alterations to listed building	Pending Consideration
25/00617/FUL	Use of office as 1No. flatted dwelling and associated external alterations	Pending Consideration
09/00925/DC	Use of ground, first and second floor offices as self contained flat.	Refuse

Proposal

This application seeks to convert the lower ground floor office to a two-bedroom flatted dwelling. Associated external alterations include the replacement of the front and rear entrance doors. The replacement doors appear to be four-panel timber doors, however no further details have been submitted. It is also proposed to remove the security bars on the front and rear windows.

The existing two front facing rooms would become a bedroom with ensuite and a living/dining room. An opening in the rear wall of this room would lead to a kitchen. Beyond this the old wash house would be used as a utility room. To the other side of the rear of the flat a second bedroom with ensuite and a bathroom would be provided.

To the rear, the communal garden area is accessible via a door at the bottom of the stairs and a further door from the rear wash house. Access to the rear lane is available via stairs from the rear garden. The existing bin store is located in the rear garden at Park Circus Lane level and is adjacent to the shared access steps to the lane.

The internal and external alterations are acceptable and would not be detrimental to the character of the listed building. As such listed building consent was granted, subject to conditions, in January 2024 for the proposed external and internal alterations associated with this proposal (Application Ref: 23/00986/LBA).

Specified Matters

Planning legislation now requires the planning register to include information on the processing of each planning application (a Report of Handling) and identifies a range of information that must be included. This obligation is aimed at informing interested parties of factors that might have had a bearing on the processing of the application. Some of the required information relates to consultations and representations that have been received and is provided elsewhere in this Committee report. The remainder of the information, and a response to each of the points to be addressed, is detailed below.

A. Summary of the main issues raised where the following were submitted or carried out

i. an environmental statement

Not applicable

ii. an appropriate assessment under the Conservation (Natural Habitats etc.) Regulations 1994

Not applicable

iii. a design statement or a design and access statement

A design and access statement was not required due to the type and scale (local development) of the proposal, however, a Planning Statement was submitted in support of this application. The following sections are included in the Planning Statement: Introduction; Location and Description of Site; Description of Proposed Development; Assessment of Development Proposals; and Summary and Conclusions.

iv. any report on the impact or potential impact of the proposed development (for example the retail impact, transport impact, noise impact or risk of flooding)

Not applicable

B. Summary of the terms of any Section 75 planning agreement

Not applicable

C. Details of directions by Scottish Ministers under Regulation 30, 31 or 32

These Regulations enable Scottish Ministers to give directions

i. with regard to Environmental Impact Assessment Regulations (Regulation 30)

Not applicable

ii.

1. requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31)

Not applicable

2. restricting the grant of planning permission

Not applicable

iii.

1. requiring the Council to consider imposing a condition specified by Scottish Ministers

Not applicable

2. requiring the Council not to grant planning permission without satisfying Scottish Ministers that the Council has considered to the condition and that it will either imposed or need not be imposed.

Not applicable

Policies

NPF 4 Policies

The relevant NPF 4 policies covered in the assessment below are as follows:

Policy 1 Tackling the Climate and Nature Crises

Policy 2 Climate Mitigation and Adaptation

Policy 7 Historic Assets and Places

Policy 9 Brownfield, Vacant and Derelict Land and Empty Buildings

Policy 14 Design, Quality and Place

Policy 16 Quality Homes

City Development Plan Policies

The Glasgow City Development Plan (CDP) was adopted on 29 March 2017 of which the following policies and supporting guidance are relevant:

CDP 1 The Placemaking Principle

SG 1 (Part 2) The Placemaking Principle

CDP 2 Sustainable Spatial Strategy

CDP 9 Historic Environment

SG 9 Historic Environment

CPD11 Sustainable Transport

SG11 Sustainable Transport

Assessment and Conclusions

Sections 25 and 37 of the Town and Country Planning (Scotland) Acts require that when an application is made, it shall be determined in accordance with the Development Plan unless material considerations dictate otherwise.

In addition, under the terms of 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. Section 64 of the same Act requires the Council 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.

The issues to be taken into account in the determination of this application are considered to be:

- a) Whether the proposal accords with the statutory Development Plan;
- b) Whether the proposals would impact on the setting of the listed building or nearby listed buildings;
- c) Whether the proposal preserves or enhances the character or the appearance of the Conservation Area;
- d) Whether any other material considerations (including objections) have been satisfactorily addressed.

In order to assess a), b) and c) the proposal must be considered against the Development Plan comprises of NPF4 adopted 13 February 2023 and the Glasgow City Development Plan adopted 29 March 2017. In order to assess a), b), and c), the proposal is considered against the following policies:

NPF4 Policy 1 'Tackling the Climate and Nature Crises' and **NPF4 Policy 2** 'Climate Mitigation and Adaptation' are overarching policies which should be considered for all proposals, regardless of scale, giving weight to the climate and nature crises, and climate mitigation and adaptation.

Case Officer Comment: This proposal is relatively small in scale, and is not considered to negatively impact on either crises.

NPF Policy 7 'Historic Environment' seeks to protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places. **CDP9** and the associated supplementary guidance **SG9** outlines policy seeking to protect, conserve and enhance the historic environment for the benefit of existing and future generations. SG9 provides the following detailed guidance:

Design Guidance for Listed Buildings and Properties in Conservation Areas – All works to Listed Buildings must protect their character as buildings of special architectural and historic interest. Sensitive alteration and extension is encouraged, where this will not harm the special interest of the building.

External Doors

2.74 Original external doors, including traditional panelled storm and front entrance doors, glazed vestibule doors, close and rear entrance doors contribute to the character of the City's Listed Buildings and Conservation Areas. The installation of new close and rear entrance doors will require planning permission and/or Listed Building Consent. Proposals affecting exterior doors should meet the following:

- a) original storm, close and front entrance doors should be retained, wherever possible;*
- b) replacements should match the original pattern and be constructed of timber. Flush panelled doors will not be acceptable. Traditional ironmongery, glazed sidelights and fanlights should be reinstated with original astragal pattern;*
- c) the upper panels of the proposed doors should comprise glazed panels, which replicate the design and proportions of existing original windows, as far as is practicable;*
- d) any original features, including decorative glazing, should be retained and incorporated into the new doors;*
- e) new close doors should be constructed of timber and panelled to match storm doors of main door flats or, alternatively, constructed of timber and glass. A fanlight should be provided and all ironmongery should be of traditional design. Alternatively, there may be situations where a wrought iron gate may be installed and this should be painted black;*

- f) *the installation of new close doors, cabling or entry systems should be sympathetically carried out so as to minimise disturbance of original close tiles. Where a door entry system is to be installed, the buzzer panel should be recessed flush with the stonework; and*
- g) *original rear entrance doors should be retained and repaired to match existing doors, wherever possible. If a replacement is required, the door should be of a similar design and materials to the original and should incorporate all ancillary original features including glazed fanlights and glazed side-screens, where appropriate.*

Case Officer Comment: The proposed drawings appear to show that the replacement doors will be 4-panel timber doors, however no further information has been provided. It is considered that the more detail on the design and specification of the replacement rear door is required to ensure it does not adversely affect the character of the listed building or conservation area.

While there is no specific guidance in SG9 regarding the removal of security bars, the below general guidance of alterations to listed buildings is relevant.

The Council encourages the sensitive alteration and extension of Listed Buildings where this will not harm their special interest. To this end, proposals for the alteration of a Listed Building must:

- a) respect the original layout and plan form of the building;*
- b) not result in the loss of historic fabric, including fixtures and fittings, which contribute to the building's special interest;*
- c) incorporate detailed design and traditional materials which reflect or complement the period, style and architectural character of the building;*
- d) replace missing traditional features, such as period doors or decorative plasterwork with good quality replicas of the originals;*
- e) follow further detailed guidance for repairs, alterations and extensions; and*
- f) seek advice at the outset as to whether the project will give rise to any archaeological issues.*

Case Officer Comment: It is considered that removal of the security bars will enhance the special interest of the listed building and improve the appearance of the wider conservation area. The proposed removal of the security bar is welcomed.

Overall, subject to appropriate conditions, it is considered the proposed external alterations accord with NPF4 Policy 7, CDP 9 and SG 9.

NPF4 Policy 9 'Brownfield, Vacant and Derelict Land and Empty Buildings' seeks to support proposals for the reuse of existing buildings, while taking into account their suitability for conversion to other uses. **NPF4 Policy 14** 'Design, Quality and Place' seeks to improve the quality of an area whether in urban or rural locations and regardless of scale. **CDP2** 'Sustainable Spatial Strategy' also supports sustainable development and seeks to guide the location and form of development to create a 'compact city' form.

Case Officer Comment: This proposal is in accordance with the above policy intentions. The proposal seeks to re-use existing listed building and return it back to residential use which is considered to be sustainable and appropriate use for such a property. This proposal will improve the external appearance of the listed building, and will also support the City's wider aims of increasing the residential population within the Park and city centre areas.

NPF4 Policy 16 'Quality Homes' states that states householder proposals will be supported where they do not have a detrimental impact on the character or environmental quality of the home and the surrounding area, and do not introduce any issues of residential amenity. This is supported by **CDP1** 'The Placemaking Principle' which is overarching guidance seeking to ensure all proposals are of the highest standard of design, using high-quality and appropriate materials that respect the City's character and heritage whilst also ensuring the City is an appealing place to live, work and visit for all.

SG1 (Part 2) 'The Placemaking Principle' provides the following detailed guidance in relation to this proposal:

Conversion and Subdivision to Residential Use

2.51 The aim of this guidance is to ensure that conversions and subdivisions result in good quality accommodation with appropriate facilities and residential amenity. All proposals to convert Listed Buildings will also have to meet the standards set out in Policy CDP9 and SG9 - Historic Environment, Section B).

2.52 General Standards - Proposals for conversions and subdivisions should comply with the following general standards:

- a) *all dwellings should, ideally, have dual aspect (proposed flats with their sole aspect into a parking court or shared rear area will generally be unacceptable). Where single aspect is proposed developers will be required to demonstrate that the amenity enjoyed by the flats is similar, if not better than that of dual aspect flats in a similar location. This will include consideration of the flat's outlook). An exception may also be made in terms of Listed Buildings, where the applicant can clearly demonstrate that the special character of the building would be detrimentally affected by a dual-aspect arrangement.*
- b) *all habitable rooms (see Definition) should receive natural daylight and ventilation. No residential accommodation should be formed solely in basement cellars or under buildings. A minimum of 18 metres should be provided between habitable room windows directly facing windows in buildings on adjacent sites, wherever possible. Where the adjacent site is vacant, no new habitable room windows should be formed on an elevation less than 9 metres from the common boundary;*
- c) *access to upper floors should be provided internally. External stairs should not be visible from any public area, as they detract from the visual amenity of buildings and the surrounding streetscene;*
- d) *there should be internal access from each dwelling to both the front and rear of the building, to enable occupants to reach refuse/recycling facilities and private/communal amenity space (an exception may be made in properties where a path is provided around the side of the building; and*
- e) *parking provision should accord with SG11 - Sustainable Transport.*

Case Officer Comment: The proposed flatted dwelling would be dual aspect, and all habitable rooms would receive a generous amount of natural daylight and ventilation. The upper floors are not within the ownership of the application, therefore criterion c) above is not applicable in this instance. Internal access is provided to both the front and rear from the lower ground floor property. Matters relating to parking will be assessed against SG11 'Sustainable Transport' later in this report

2.53 *In some situations, grounds attached to the building will be feued separately, to provide a private garden for each flat. The following guidance applies:*

- a) *where this is not proposed, the developer should provide usable communal private garden space for residents; a shared "backcourt" or "backcourts". These areas should be screened from public view and secured from public access. To minimise energy use, provision in these areas should also be made for clothes poles, to allow outside clothes drying; and*
- b) *provision of garden space, refuse/recycling space, etc should not result in the removal of trees, important to the amenity of the area. On sites with mature trees, a tree survey should be submitted with the application to allow assessment of any likely impacts (see also SG7 - Natural Environment and Trees).*

Case Officer Comment: At present, the entirety of 11 Park Terrace is in Class 4 office use meaning that approval of the basement flat would create the only residential property in the building.

The rear garden is in shared ownership with the offices in the upper floors on the property; the applicant owns 25% of the communal backcourt. The upper floors do not have direct access to the garden from the building. Consequently, the back garden would effectively function as a private outdoor space for the proposed lower ground floor flatted dwelling.

The back garden is directly overlooked by the ground, first and second floor offices above. In the past the three floors have been used as three separate offices. It is considered that an office is likely to result in greater overlooking than a residential property due to the high turnover of staff and visitors. The nature of the overlooking is also altered as general members of the public will use the offices as compared to occupants in the neighbouring residential properties for example. It is considered the position and proximity of the offices located vertically above the proposed basement flat would result in a significant loss of privacy to the proposed basement flat's ability to enjoy their rear garden. As such, this is an unacceptable impact on the residential amenity of the proposed basement flat.

In addition, there are further issues regarding the privacy of the rear garden. The offices above have unrestricted access rights to the rear garden, and while they do not have internal access through the building, the owners, tenants or their clients of the offices above can use the backcourt by accessing it from Park Circus Lane to the rear. Persons in the rear garden would also directly overlook the windows of habitable rooms of the proposed lower ground floor flat, including a proposed bedroom and kitchen located at the rear within the lower ground floor flat. The above properties have been used as offices for so long that there are no controlled hours of operation for its internal or external use. It is considered that the potential mix of residential and commercial uses of the rear garden would have a detrimental impact on the residential amenity for the occupants of the lower ground floor property.

The Council is processing an application for conversion of the upper floor offices to residential (reference 25/00617/FUL). Approval of this application would resolve the overlooking and privacy issues that have been described in this report. However, this application is currently not supportable as it does not have direct access to the garden. The existing original stair remains within the building, and the part of the stair that accesses the rear garden is in the ownership of this applicant. If the two parties were minded, they could come to agreement on creating this access. The Council has encouraged them to do so, but they have not been able to come to any agreement. This is unfortunate and as such the proposed dwelling under consideration here continues to fail the requirements of SG1 due to the significant overlooking and privacy issues and as such it cannot be supported.

2.54 Local Area Policies - Park Conservation Areas

This location-specific guidance expects proposals to make minimal disruption to the internal fabric, where possible; and should improve the townscape of rear lanes such as reinstating solid boundaries and limiting parking. There must be a maximum of two dwellings in a four-storey terraced property.

Case Officer Comment: The proposed conversion and external alterations are compliant with the Park Conservation Area - local area policy.

For the reasons outlined above, it is considered that the proposed flat dwelling would not benefit from an acceptable level of residential amenity as a result of overlooking from the above offices into the rear garden, as well as overlooking by users of the rear garden into habitable rooms within the proposed flat. Overall, the proposal is contrary to NPF4 Policy 16, CPD1 and SG1 (Part 2).

CPD11 and **SG11** seek to ensure development supports sustainable transport and active travel. This policy provides the following guidance in relation to this proposal:

Cycle Parking - Mainstream residential development should provide one cycle parking space per unit, and this should generally be provided within or the rear of the building to ensure it is safe and secure.

Case Officer Comment: No cycle parking provision has been indicated on the plans. However, it is anticipated that adequate storage space could be provided internally or within the rear garden area for cycle storage.

Vehicle Parking - The basis minimum standard for parking provision is one space per dwelling unit. Variation above or below this figure may be acceptable if this can be justified, such as on the basis of public transport accessibility, car availability within the surrounding area, house size and form, or placemaking and design requirements.

Case Officer Comment: It is not proposed to provide off-street parking within the application due to the constraints of the site. The application site is located within a high accessibility area for public transport, therefore variation below the minimum standard can be considered. In this instance, due to the high accessibility of the site in terms of public transport, it is acceptable for the proposed development to have no off-street parking. Overall, the proposal is generally compliant with SG11.

With regard to d) other material considerations, eight public representations have been received in support of this application.

The point raised in the letters of support are summarised and addressed as follows:

- Glasgow's housing emergency.

Case Officer Comment: While it is noted that Glasgow has declared a housing emergency, it is pertinent to ensure that residential conversions offer good quality accommodation with appropriate levels of residential amenity. As outlined above in the main body of the report, the proposed flat dwelling would not benefit from an acceptable level of residential amenity due to overlooking and privacy issues.

- Reinstate the building's original residential use.
- Increase the number of families living in the area, vibrancy of the neighbourhood, and sense of local community.
- The site is centrally located and close to local facilities/services, including shops, open spaces and public transport.

Case Officer Comment: The above points are noted. In general, the principle of the conversion of townhouses in the Park area back to residential is supportable and welcomed. However, in this instance approval of the conversion would lead to a property with overlooking and privacy issues.

- Rear courts of neighbouring properties are infrequently used due to shading and the limited availability of private communal gardens in the centre of Park Circus.

Case Officer Comment: Regardless of weather conditions, good quality external amenity should be provided.

- Overlooking of the private rear court by the offices is consistent with the typical relationship between other residential and commercial properties in a high-density area.
- Existing arrangement of rear courts are overlooked and experience no overlooking issues.

Case Officer Comment: While it is noted that in inner urban areas, a degree of overlooking from neighbouring properties is expected, it is usually other residential properties within the building overlooking their own rear court or garden areas. In this instance it would be three floors of office accommodation (on the ground, first and second floors) overlooking the primary garden area of the basement flat and therefore this is not comparable to other full residential conversions or tenements. The existing upper floor offices are not compatible with the residential conversion of the lower ground floor flat. The potential overlooking from the upper floor offices on the rear garden, as well as the potential for direct overlooking from the rear garden into habitable rooms within the proposed lower ground floor flat dwelling will have a detrimental impact on the levels of residential amenity enjoyed by any future occupants of the proposed lower ground floor flat.

- Offices and residential properties are generally not occupied at the same time, therefore issues pertaining to overlooking should not arise.
- Use of offices above is beneficial as it eliminates any potential for noise outwith regular working hours.

Case Officer Comment: The upper floor premises are outwith the application site and the Planning Authority cannot control the hours of operation of the offices above. There are currently no restrictions on the hours of operation of the three floors of office above and these could be used for 24 hours a day 7 days a week.

Regarding external consultations, HES were consulted and had no comments to make on the external alterations.

In terms of the planning history of the site, as stated previously, this exact proposal has previously been assessed and recommended for refusal by delegated powers in January 2024. The applicant did not seek to appeal the refusal at Local Review Committee. The previous proposal was assessed against the same development plan, comprising NPF4 and the CDP, and it was considered that the proposed development was contrary to the development plan. It is not considered that the additional material considerations brought forward in this application, including matters raised in the eight letters of support, are sufficient to outweigh the proposal's variance from the development plan.

Conclusion

In conclusion, in general the Planning Authority supports and welcomes the conversion of townhouses in the Park Area back to residential use, in this instance it cannot be supported as the proposal does not provide high quality residential accommodation due to significant policy failures relating to privacy issues associated with the rear garden space. Whilst the internal and external alterations accord with the Development Plan, the rear garden would be significantly overlooked by the upper floor offices. In addition, the upper offices have access rights to the rear garden, and can access the space from the rear lane. This introduces further privacy considerations as commercial employees and clients could directly overlook habitable rooms within the lower ground floor flat from the rear garden area. The use of the rear garden by office staff, customers and clients cannot be controlled via this application.

The Council is processing an application for conversion of the upper floor offices to residential (reference 25/00617/FUL). Approval of this application would resolve the overlooking and privacy issues that have been described in this report. However, this application is currently not supportable as it does not have direct access to the garden. The existing original stair remains within the building and the part of the stair that accesses the rear garden is in the ownership of this applicant. If the two parties were minded they could come to agreement on creating this access. The Council has encouraged them to do so, but they have not been able to come to any agreement. This is unfortunate and as such the proposed dwelling under consideration here continues to fail the requirements of SG1 due to the significant overlooking and privacy issues and as such it cannot be supported.

It is therefore considered the proposal is contrary to NPF4 Policy 16; CDP1; and SG1 as it would have detrimental impact of the level of residential amenity enjoyed by the occupants of the lower ground floor property. Other material considerations including the comments submitted by those supporting the application have been considered and addressed and do not outweigh the policies of the Development Plan. The potential internal and external impacts on the character of the listed building and conservation area have already been assessed as part of the previous listed building consent. Overall, it is considered that the proposal is contrary to the Development Plan as the proposed flatted dwelling would not benefit from an acceptable level of residential amenity, and there are no material considerations which outweigh the proposal's variance with the Development Plan.

On the basis foregoing, it is recommended that the application is refused.

Reasons for Refusal

1. 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.
2. The proposal is contrary to NPF4 Policy 16 Quality Homes, CDP 1 The Placemaking Principle of the City Development Plan (adopted March 2017) and associated supplementary guidance SG1 Placemaking as specified below.
3. The potential for direct overlooking of the back garden from the upper-floor offices would adversely affect the privacy of the proposed flatted dwelling and have an unacceptable impact on its residential amenity.
4. The potential for direct overlooking of habitable rooms within the lower ground floor flat from the communal rear garden would adversely affect the privacy of the proposed flatted dwelling, and have an unacceptable impact on the level residential amenity of the occupants of the property.

Advisory Notes to Applicant

Advisory Notes to Council

for Executive Director of Neighbourhoods, Regeneration and Sustainability

DC/MREI/07/05/2025

BACKGROUND PAPERS

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