



**Neighbourhoods, Regeneration
and Sustainability**
Glasgow City Council
Exchange House
231 George Street
Glasgow, G1 1RX
www.glasgow.gov.uk

Executive Director
George Gillespie
BEng (Hons) CEng MICE

Item 4

12th August 2025

SW Designs
Seonaid Withey
19 Earl's Hill
Cumbernauld
G68 9ET

Our ref:
GCC Application Ref:

DECISION
25/00531/FUL

29 May 2025

Dear Sir/Madam

SITE: 100 Byres Road Glasgow G12 8TB

PROPOSAL: Use of shop unit (Class 1A) as restaurant (Class 3) and erection of extract flue to rear.

I am obliged to inform you that a decision to refuse your application, **25/00531/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 **Jamie McArdle** via email james.mcardle@drs.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 25/00531/FUL

Use of shop unit (Class 1A) as restaurant (Class 3) and erection of extract flue to rear.

AT

100 Byres Road Glasgow G12 8TB

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 Policy 27 City, Town, Local and Commercial Centres of the National Planning Framework 4, CDP 4 and SG 4 Network of Centres 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 27 City, Town, Local and Commercial Centres of the National Planning Framework 4, CDP 4 and SG 4 Network of Centres of the Glasgow City Development Plan in so far it would result in the unacceptable loss of a functioning Class 1A retail units with 50% of the units on the street block frontage and 31.9% of the units in the wider town centre being in non-Class 1A use which would erode the retail character of the Partick/Byres Road Town Centre to the detriment of its vitality and viability.
04. The proposal is contrary to CDP 4 and SG 4 of the Glasgow City Development Plan in so far as no information has been provided in relation to proposed cooking/heating equipment and method(s) or the maintenance schedule of the proposed flue ventilation/extract system.

Drawings

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

1. 25011-A Location and Site Plan Received 25 March 2025
2. 25012-A Proposed Ground Floor Plan Received 7 March 2025
3. 25013-B Proposed Rear Elevation Received 7 March 2025

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



Dated: 29th May 2025

Head of Planning

THIS DECISION NOTICE SHOULD BE READ WITH THE ATTACHED ADVICE NOTES

IMPORTANT NOTES ABOUT THIS REFUSAL OF PLANNING PERMISSION

BY THIS NOTICE, YOUR PROPOSAL HAS BEEN REFUSED.

RIGHTS OF APPEAL

If you are not satisfied with this refusal of planning permission, you may request a review within **three months** of the date on this notice. Please note that the right of appeal is to the Planning Local Review Committee of the Council and **not** to Scottish Ministers.

Before pursuing a review, you should consider contacting your case officer to discuss whether there are changes which could be made to the proposed development to make it acceptable. The case officer's contact details are on the letter accompanying this Decision Notice. Your case officer can also advise on how a fresh application could be submitted. Please note that if you do submit a fresh application within 12 months, you would be unlikely to have to pay a further planning fee.

Before contacting the case officer, you would be well advised to view the report on the application. It is available for inspection [online](#). The report explains how the decision was reached and should help you decide whether to proceed with further discussion or a review. If your application was granted subject to conditions, it may be clear from the terms of the report that any conditions which you might be concerned about are necessary.

A notice of review must be served on the Planning Local Review Committee by submitting online at <https://www.eplanning.scot/ePlanningClient/>

The notice of review must include a statement setting out your reasons for requiring the Planning Local Review Committee to review this case. You must state by what procedure (written representations, hearing session(s), inspection of application site) or combination of procedures you wish the review to be conducted. However, please note that the Planning Local Review Committee will decide on the review procedure to be followed.

You must also include with the notice of review a copy of this decision notice, the planning application form, the plans listed on the decision notice and any other documents forming part of the proposed development as determined. If you have a representative, you must give their name and address. Please state whether any notice or other correspondence should be sent to the representative instead of to you.