



Planning Applications Committee

Report by
Executive Director of Neighbourhoods, Regeneration and Sustainability

Item 3(b)

19th May 2026

Contact: Susannah Groves Phone: susannah.groves@glasgow.gov.uk

Application Type Listed Building Consent
Recommendation Grant Subject to Condition(s)

Application	24/00199/LBA	Date Valid	19.08.2025
Site Address	730A Great Western Road Glasgow G12 0UE		
Proposal	Internal alterations associated with conversion of gate lodge, fabric repairs and installation of external access ramp to rear.		
Applicant	Glasgow City Council Mr Gregor Loose Exchange House 231 George Street Glasgow G1 1RX	Agent	Glasgow City Council M Fallens Exchange House 231 George Street Glasgow G1 1RX
Ward No(s)	23, Partick East/Kelvindale	Community Council	02_118, Dowanhill, Hyndland & Kelvinside
Conservation Area	Glasgow West	Listed	B
Advert Type	Affecting a Conservation Area/Listed Building Affecting a Conservation Area/Listed Building	Published	22 March 2024
City Plan	City Development Plan		

Representations/Consultations

REPRESENTATIONS

A total of 6 representations have been received in relation to the application, 6 of which object to the proposal. These include a submission from Friends of Glasgow West, Dowanhill, Hyndland and Kelvinside Community Council, Hillhead Community Council, Woodlands and Park Community Council and Architectural Heritage Society of Scotland as well as a member of public. The grounds of objection are summarised below and are addressed in more detail within the assessment and conclusion section of this report.

Principle of use/ Commercialisation: Objection to the change of use from residential to class 4 office within a prominent location in the Botanic Gardens. There are concerns that a commercial use is inappropriate within a public park and may set a precedent for further commercialisation or potential future disposal of public assets. The preference expressed for continued residential use or a use linked to council functions.

Impact on a Listed Building (internal Alterations): Objections to the extent of internal alterations, considered harmful to the character and domestic space of the B-listed Building. Specific concerns include: Enlargement of door opening from the entrance hallway, formation of a large opening between principal rooms and blocking of part of the hallway to form a disabled toilet. These works are considered contrary to City Plan Policies (SG9) Particularly regarding retention of original doors and detailing, preservation of circulation spaces and appropriate scale of new openings.

Design and detail: Proposed door designs considered unsympathetic and lacking appropriate historic detailing and concerns that cumulative alterations would erode the buildings historic character.

Suitability of building for proposed use: The building is considered too small to accommodate the proposed office use within excessive alteration. Concerns that the layout and level changes make it fundamentally unsuitable for full accessibility compliance.

Accessibility concerns: Lack of clear detail on how inclusive access would be achieved. Presence of multiple internal and external level changes (steps) with no clear provision for ramps or handrails. Concerns that achieving compliance would require further harmful alterations.

Lack of supporting information: The absence of a business plan to justify the proposed use in line with the Council's heritage strategy. Lack of detail on External landscaping, boundary treatments and access/egress arrangements when the gardens are closed.

Impact on setting and external appearance: Concerns regarding the potential impact of ramps, doors alterations and other access features on the buildings setting at a significant point to the botanic gardens, objection to any form of prominent external signage or advertising.

Policy concerns: concerns raised regarding the councils promoting a development that appears contrary to its own heritage policies and queries regarding fairness and transparency into the application process. It is requested that the front elevation remains unaltered, with any signage kept discreet. It is noted and welcomed that the proposed access ramp will not be visible from the front elevation.

Given the number of representations received the applicant considered a re-design of the proposal and this proposal was re-advertised and re-neighbour notified. However, the proposal still attracted two further objections from Friends of Glasgow West and Dowanhill, Hyndland and Kelvinside Community Council the grounds of the objection are summarised below:

Change of Use: Strong objection to the proposed change of use from residential to commercial. The West Lodge is considered well suited to residential use, particularly given the shortage of affordable housing in the West End. The use of a prominent council-owned building within a major public park for a private commercial enterprise is considered inappropriate.

Impact on character and setting: The East and West Lodges are regarded as an important and well-loved historic entrance to the Botanic Gardens. The presence of a commercial business at this highly visible gateway is considered detrimental to the character and public perception of one of the city's most significant public assets.

Design Amendments (Noted Improvements): Acknowledgement that revisions to the internal layout are more acceptable and address some earlier concerns regarding internal alterations.

Preferred Alternative Use: While internal changes are now considered satisfactory, a formal objection remains to the change of use from residential to office. A residential use is strongly preferred, ideally linked in some way to Council functions rather than private commercial occupation. Concerns that a commercial premises at the main entrance would be prominent and inappropriate

CONSULTATIONS

Historic Environment Scotland – Planning authorities are expected to treat our comments as a material consideration, and this advice should be taken into account in your decision making. Our view is that the proposals do not raise historic environment issues of national significance and therefore we do not object. However, our decision not to object should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on listed building consent, together with related policy guidance.

Site and Description

APPLICATION SITE

The application site comprises the West Gate Lodge located at the Queen Margaret Drive entrance to Glasgow Botanic Gardens. The lodge is one of a pair of gate lodges (east and west) situated adjacent to the entrance gates to Queen Margaret Drive. The lodges are Category B listed buildings, designed by A. B. McDonald, City Architect, in 1894. The adjacent entrance gateway to Queen Margaret Drive, together with the associated boundary gates and railings, is also Category B listed. Glasgow Botanic Gardens is included on the Historic Environment Scotland Inventory of Gardens and Designed Landscapes.

The gate lodges are single-storey buildings arranged symmetrically on either side of the entrance gates. They are constructed in brick with sandstone bands, margins and long-and-short work quoins, and are detailed in a mock-Tudor style. Architectural features include gabled porches supported on Roman Doric columns, mullioned and transomed windows, half-timbered gables, slate roofs with red tile cresting, and brick chimney stacks. The lodges present elevations to both Queen Margaret Drive and Great Western Road, although the boundary wall screens views from Great Western Road. This application relates solely to the West Gate Lodge.

PRE-APPLICATION PROCESS

No formal pre-application advice was requested by the applicant or their agent for the current application.

PROPOSED DEVELOPMENT

The gate lodge at 730A Great Western Road was formerly used as a residence for the manager of the Botanic Gardens. Following the manager's retirement, the building became vacant and has remained without a permanent use for several years. The Council now proposes to invest in the property and convert it from residential use to Class 4 business use, providing flexible office accommodation. The proposed works comprise internal and external alterations to facilitate this change of use, while retaining the building's principal historic features.

Internal Works

Alterations are primarily focused on the rear areas of the building, which have previously been significantly altered and historically accommodated ancillary spaces such as the kitchen and dining area.

The principal rooms and entrance hallway will retain their original layout, features, fixtures, and fittings. New internal openings will be formed within selected walls to improve circulation and accessibility. These openings will match the height, proportions, and detailing of existing doorways and will incorporate timber architraves, linings, and base blocks to reflect the original detailing.

The proposed alterations include:

- Raising the structural lintel over the rear door, with the door and frame refitted to provide accessible access into the rear entrance hallway.
- Installation of a new timber door from the hallway to an accessible WC, formed within the former kitchen.
- Infilling of an existing doorway using a 38mm x 50mm timber stud partition, finished with plasterboard and skim coat.
- Enlargement of a non-original opening to form a new doorway, complete with linings and architraves to match existing details.
- Adjustment of internal floor levels to provide level access throughout, ensuring wheelchair accessibility.
- Formation of a new 1500mm-wide opening to allow wheelchair access into the front room, with matching architraves, linings, and base blocks installed to both sides.

Original cornicing will be retained where possible. Any damaged or missing sections will be repaired or reinstated to match the existing in profile, scale, material, and detailing.

New doors will replicate the design, dimensions, materials, and finishes of the existing doors.

External works

External works are limited to like-for-like fabric repairs using traditional materials. A rear access ramp is proposed to provide inclusive access and is located on the side and rear elevations, away from the principal frontage and key views. The ramp is attached solely to the later rear extension of the building, avoiding physical intervention with the original historic fabric. It is constructed using high-quality, sympathetic materials, including a low ashlar sandstone wall to match existing stonework, steel posts and handrails with a restrained black finish, and red clay pavers with tactile paving at the base. The scale, siting, and detailing ensure the ramp is visually unobtrusive and does not adversely affect the character, appearance, or setting of the listed building or the surrounding open space.

Policies

Under the terms of Section 14(2) and 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.

In order to assess the impacts of new development on the special interests of a Listed Building, the Development Plan and associated supplementary guidance. The proposal has been considered against:

National Planning Framework 4 Policy 7 - Historic Assets and Places

Glasgow City Development Plan 2017 CDP9 - Historic Environment SG9 - Historic Environment

Other Material Considerations

Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
Historic Environment Policy for Scotland 2019

Historic Environment Scotland - 'Managing Change in the Historic Environment: Interiors' (2016)

Historic Environment Scotland - 'Managing Change in the Historic Environment: Extensions' (2010)

Assessment and Conclusions

The Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 Section 14(2) and Section 59 requires special regard to be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest it possesses.

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

- a) whether the proposal preserves the special character of the Listed Building; and
- b) whether any other material considerations (including representations) have been satisfactorily addressed.

In respect of (a) it is important to consider the existing character of the building, its merits for listing and the potential impact of the proposal. The application property is a Category B Listed building (LB32514) and was subject to listing on 28th July 1987. Historic Environment Scotland's statutory description states:

" A B M McDonald city architect; 1894. Pair of similar lodges of mock Tudor style flanking entrance to gardens. Single storey with symmetrical inward-facing elevations and elevations to Great Western Road. Brick with sandstone bands, margins and long and short work quoins. Steps to door with ashlar parapet supporting gabled porch on Roman Doric columns. Porches flanked by mullioned and transomed 3-light window and roll-moulded panels containing Glasgow City crest (S Lodge) or date 1894 (N Lodge). Elevation to Great Western Road with 5-light transomed and mullioned canted window. Timber brackets support jettied gable. Dentil cornice at eaves. All gables half-timbered; slate roofs; red tile cresting. N elevations with brick stacks rising from ground"

STATEMENT OF SPECIAL INTEREST: Part of Botanic Gardens B Group

Also, in respect of (a), the Development Plan and associated supplementary guidance identifies factors that relate to the duties of the Act and have, therefore, been used to assist in assessing the application. The Development Plan comprises of NPF4 adopted 13th February 2023 and the Glasgow City Development Plan adopted 29th March 2017. The following policies and guidance apply:

Policy 7: Historic Assets and Places of National Planning Framework 4; **Policy CDP 9** and **SG 9:** Historic Environment of the City Development Plan.

National Planning Framework 4 (NPF 4)

Policy 7: Historic assets and places

The intent of Policy 7 (Historic assets and places) is *to protect and enhance historic environment assets and places*. Policy 7 states that *development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting*.

Comment: The proposed development has been assessed against Policy 7 (Historic Assets and Places), which seeks to ensure that alterations to listed buildings preserve their character, special architectural or historic interest, and setting. The proposal introduces a viable long-term use for the currently vacant B-listed gate lodge, which supports its ongoing maintenance and conservation. Internally, the works largely retain the principal rooms, entrance hallway, and original features, with alterations mainly confined to the rear of the building where there has been previous change and which is of lesser significance. New openings and interventions are designed to reflect the proportions and detailing of the existing fabric, and original features such as cornicing and doors will be retained and repaired on a like-for-like basis. While some interventions, including widened openings and floor level adjustments, are required to facilitate accessibility, these have been designed to minimise impact on the building's historic character. Externally, works are limited to traditional fabric repairs, and the proposed access ramp is modest and positioned away from the principal elevation, thereby preserving the building's setting within the Botanic Gardens. Overall, the proposal is considered to preserve the character, special interest, and setting of the listed building, and is therefore compliant with Policy 7.

This application is considered to be consistent with the aims of Policy 7 of NPF4.

Glasgow City Development Plan

Policy CDP 9: Historic Environment

This Policy aims to ensure the appropriate protection, enhancement and management of Glasgow's heritage assets by providing clear guidance to applicants. The Council will assess the impact of proposed developments and support high quality design that respects and complements the character and appearance of the historic environment and the special architectural or historic interest of its listed buildings. The Council is unlikely to support development that would have a negative impact on the historic environment.

Comment: The proposal has been carefully developed to align with the Council's policy on the protection and enhancement of heritage assets. The design retains the building's principal historic features, including its original layout, architectural detailing, and materials, thereby preserving its special architectural and historic interest.

Alterations are largely confined to areas of the building that have been previously modified, ensuring that the most significant spaces remain unaffected. Where new interventions are required, these are designed to match the scale, proportions, and detailing of the existing building.

The proposal will bring a vacant historic building back into viable use, securing its long-term maintenance and contributing positively to its ongoing management.

External works are minimal and limited to like-for-like repairs, with the addition of an access ramp that avoids impact on the principal elevation. The scale, siting, and detailing ensure the ramp is visually unobtrusive and does not adversely affect the character, appearance, or setting of the listed building or the surrounding open space.

Overall, the development preserves and enhances the character and appearance of the building and is not considered to have any negative impact on the historic environment

SG 9: Historic Environment

SG 9 states that all works must be carried out in a way which respects the character and quality of Listed Buildings and conservation areas. In terms of specific guidance for the works proposed in this application, **SG 9** states:

- *Glasgow contains a large number of fine period interiors, many of which have been subjected to a number of unsympathetic alterations over their lifetime. While many rooms and other areas within buildings have survived intact, it is essential that any proposed new interventions preserve and enhance the most significant interior spaces and detailing including principal apartments, main corridors, entrance areas and stairwells, and decorative plasterwork (cornicing, ceiling roses and any other features), marbled fireplaces, panelled doors (integral architraves and cornices), vestibule doors, timber and stone stairs, handrails, balusters, newel posts, stairwell and room skylights, lantern lights, room and window panelling, close tiles, mosaic floors, and stained or etched glass.*
- *In terms of circulation and access, the preservation or reinstatement of circulation spaces including corridors, interior halls and landings and all associated original detailing is encouraged. Original doors, including associated hoods and architraves, should be preserved or reinstated, wherever possible. Where doors within an original principal circulation space are proposed to be infilled, the original doors should be retained in-situ as mock doors with original detailing retained to communal areas.*
- *In terms of the arrangement of rooms, original front and rear rooms, and other principal spaces, should be left intact or reinstated, if previously subdivided.*

With regards extensions to Listed Buildings, SG 9 states:

“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. The detailed design and use of materials complement the building's period, style and character”.

Comment: The proposal has been carefully developed in accordance with the Council's guidance on the protection of period interiors. The most significant spaces within the building, including the principal rooms and entrance hallway, are to be retained in their original form, with key features such as decorative cornicing and timber doors preserved and repaired where necessary. New interventions are limited in scope and are primarily confined to secondary rear areas that have been previously altered, thereby avoiding impact on the building's most sensitive interiors. Existing circulation spaces, including the main entrance hall, are maintained, with any new openings designed to reflect the proportions and detailing of original doorways, and original doors and associated architraves retained wherever possible. The overall arrangement of rooms, particularly the principal front and rear spaces, remains unchanged, ensuring that the historic spatial hierarchy of the building is preserved. As such, the proposal safeguards and enhances the character and integrity of the interior while accommodating necessary improvements for accessibility and continued viable use.

OTHER MATERIAL CONSIDERATIONS

In respect of (b), other material considerations:

Historic Environment Scotland - 'Managing Change in the Historic Environment: Interiors'

The HES guidance document 'Managing Change in the Historic Environment: Interiors' advises that: *“The 'plan form' is the arrangement and division of internal spaces into rooms and circulation spaces such as halls, stairs and corridors, and is a key component of the character and special interest of any building. The interrelationship of rooms and circulation space is a reflection of the building's design, function, status and period.”*

“When the historic layout is altered, for instance to superimpose an open-plan layout, this can be harmful to the character of the building.”

“Room proportions are important to the integrity of the design. The size and height of a room is normally carefully proportioned to suit its historic function. Windows, doors and fireplaces were normally designed and located to complement the design and proportions of the room as a whole.”

“Alterations should be carefully planned and located to best protect the interest of the internal spaces. In general, the principal spaces in a building are more sensitive to change as these are the spaces that normally make the most significant contribution to its character. Sometimes secondary spaces such as basement kitchens or attic rooms are sensitive to change, for example where they survive in their original form, or are particularly noteworthy.”

In relation to subdivision and amalgamation of spaces, the HES guidance advises that: *“Where the original plan form...survives, particularly in regard to the entrance hall, main stair, common spaces and principal rooms and spaces, these spaces should normally be retained without subdivision,*

because of their inherent significance. Likewise, it is usually advisable to avoid the amalgamation of rooms, or the creation of an 'open-plan' layout, within a historic building with an important cellular plan form."

"In some instances, the importance of the plan form and layout of the spaces may inhibit removal of building fabric to create an opening."

Comment: The proposal has been developed with careful regard to the Historic Environment Scotland guidance *Managing Change in the Historic Environment: Interiors*, particularly in respect of the preservation of plan form and internal spatial relationships. The existing layout of the building, including its principal rooms and entrance hallway, is retained, ensuring that the historic arrangement and hierarchy of spaces—identified as a key component of the building's character and special interest—remain intact. No subdivision or amalgamation of principal rooms is proposed, and the introduction of open-plan arrangements has been avoided, thereby preventing harm to the building's plan form. Alterations are limited to secondary areas at the rear of the building, which have previously been subject to change, and are designed to minimise impact on the integrity of the original layout. Where new openings are required to improve accessibility, these are carefully considered in terms of scale, proportion, and location to ensure that room proportions and the relationship between spaces are preserved. Overall, the proposal protects the most sensitive and significant internal spaces while accommodating necessary functional upgrades.

Historic Environment Scotland - 'Managing Change in the Historic Environment: Extensions'

The HES document 'Managing Change in the Historic Environment: Extensions' (2010) advises that: *"Extensions must protect the character and appearance of the building."*

"Most historic buildings can sustain some degree of sensitive alteration or extension to accommodate continuing or new uses. Yet historic buildings vary in the extent to which they can accommodate change without loss to special interest. Some present the opportunity to promote design intervention that would not have been possible without the historic building as a creative spark. Others are sensitive even to slight alterations. This is especially so of buildings with important interiors".

"An addition or extension should play a subordinate role. It should not dominate the original building as a result of its scale, materials or location, and should not overlay principal elevations".

"An extension that would unbalance a symmetrical elevation and threaten the original design concept should be avoided".

"An extension should be modestly scaled and skilfully sited".

In terms of extensions to the roof, such as that to the servant's wing, the guidance states: *"Where the external form is significant to the character of the building, or where the internal structure and decoration have historic interest, a roof extension will not be appropriate that destroys this or requires such a high degree of new supporting structure that only the facades of the historic building remain"*.

Comment: The proposal has been developed in accordance with the Historic Environment Scotland guidance *Managing Change in the Historic Environment: Extensions*. While the works do not comprise a traditional extension, the principles set out in the guidance have been applied to all external interventions. The character and appearance of the building are preserved through a minimal and subordinate design approach, with external works limited to like-for-like repairs and the introduction of a sensitively sited access ramp located on the north and west (side and rear) elevations of the building. The ramp is positioned away from the principal elevation and is attached solely to the later rear extension, ensuring that it does not dominate or compete with the original building in terms of scale, materials, or visual presence. No alterations are proposed that would disrupt the symmetry, form, or architectural composition of the building, and there are no extensions to the roof or principal elevations. The approach reflects an understanding that the building, including its interior, is sensitive to change, and accordingly all interventions are restrained, carefully detailed, and designed to protect the building's special architectural and historic interest.

Representations

6 representations have been received – all object to the proposal.

Principle use/ Commercialisation

Comment: The proposed change of use from residential (Class 9) to office (Class 4) has been carefully assessed in the context of the site's location within the Botanic Gardens and its role as a publicly accessible civic space under the related full planning permission application. While concerns

have been raised regarding commercialisation, it is not considered that the introduction of a Class 4 office use in this instance would undermine the primary function or character of the park.

The proposal relates to the re-use of an existing building and does not involve any loss of open space or public amenity. The scale of the building and proposed use is modest and compatible with its setting. The gate lodge occupy a prominent location adjacent to a heavily used vehicle and pedestrian entrance, which may limit their suitability for general residential occupation. While residential use could be considered for specific purposes, such as accommodation for the Botanical Gardens' management, the office use is considered a practical and sustainable alternative that ensures the ongoing occupation, maintenance, and viable re-use of a listed building and prevents further deterioration of the building.

It is also noted that each planning application must be determined on its own merits. Approval of this proposal would not set a precedent for wider commercialisation or disposal of public assets. While residential use is acknowledged as an alternative, there is no policy requirement that the building must remain in residential use.

Impact on a Listed Building (internal Alterations)

Comment: Objections have been raised regarding internal alterations, specifically the enlargement of door openings, formation of new openings between rooms, and partial blocking of circulation areas to accommodate an accessible WC. These concerns relate to the potential impact on the character, domestic scale, and circulation of the B-listed gate lodge, and its compliance with City Plan Policy SG9.

The revised proposal addresses these concerns and has been carefully designed to retain the building's principal historic features and layout. Key points include:

- Principal rooms and entrance hallway are preserved in their original form, retaining fixtures, fittings, cornicing, and circulation routes.
- New internal openings are focused on rear and previously altered areas, historically ancillary spaces, thereby minimising impact on the main historic fabric.
- Where new openings are required, they are designed to match existing door heights, proportions, and detailing, including timber architraves, linings, and base blocks, reflecting original features.
- Floor levels have been adjusted to provide level access throughout, enabling wheelchair access, while maintaining the spatial integrity of principal rooms.
- Original doors will be replicated in design, material, and finish, and original cornicing will be retained or reinstated to match.
- The accessible WCs proposed will be incorporated sensitively within non-principal spaces, minimising harm to historic fabric.

Overall, the proposed internal works balance functional requirements for modern office use and accessibility with the retention of the building's historic character, in line with SG9. The alterations are proportionate, reversible where possible, and focused on areas of the building that have already been modified, ensuring the long-term viable use and maintenance of the B-listed lodge without detriment to its significance.

Suitability of building for proposed use:

Comment: On balance, the building is considered suitable for the proposed Class 4 office use. The scale of the use is modest, the internal alterations are proportionate and reversible where possible, and the design provides a practical and accessible workspace while retaining the B-listed building's principal features and character. Importantly, bringing the building back into active use will secure its maintenance and help prevent further degradation, supporting the long-term conservation of this historic asset in accordance with heritage policy objectives

Accessibility concerns and lack of supporting information:

Comment: Objections have been raised regarding the absence of a business plan, lack of detail on external landscaping, boundary treatments, and access arrangements, as well as concerns about achieving inclusive access given internal and external level changes.

Business Plan: While a business plan can provide context for the intended use, there is no statutory requirement for submission of a business plan as part of a planning application. The acceptability of the proposed office use is assessed on planning and heritage grounds rather than on the commercial viability of the business.

External Works: The revised proposal confirms that external works are limited to the rear of the property and consist primarily of like-for-like fabric repairs, together with the installation of an external access ramp. No external landscaping alterations or boundary treatments are proposed or required as part of this application. Given the limited scale, rearward location, and nature of the works, additional conditions relating to landscaping or boundary treatment are not considered necessary or proportionate in this instance.

Accessibility: The revised scheme is supported by an Access Audit, which demonstrates that inclusive access can be achieved without undue harm to the listed building. Internal level changes are addressed through carefully designed openings, floor level adjustments, and the provision of accessible WCs. The external access ramp is positioned away from the principal elevation and is attached solely to the later rear extension of the building, thereby avoiding physical intervention with the original historic fabric. Handrails and associated accessibility features are designed to be visually restrained and sympathetic to the building's character.

Overall, the proposal provides sufficient detail to demonstrate that accessibility requirements can be met without causing harm to the building's heritage significance. No additional conditions regarding external landscaping or boundary treatments are considered necessary given the nature of the works.

Impact on setting, external appearance, and NPF4 and Local Development Plan Policy concerns

Comment: Objections have been raised regarding the potential impact of ramps, door alterations, and other access features on the setting of the gate lodge, which occupies a prominent location at the entrance to the Botanic Gardens. Concerns have also been expressed regarding signage, and queries have been raised about the Council's role in promoting the development.

The revised proposal has been carefully designed to minimise visual and physical impact on the building's principal elevation and its wider setting. The external access ramp is positioned to the side and rear of the building, away from the main frontage and key public viewpoints, and is attached solely to the later rear extension, avoiding intervention in the original historic fabric. The scale, siting, and materials of the ramp are restrained and sympathetic, ensuring it does not dominate or detract from the appearance of the listed building. Door alterations are limited in extent and are designed to match existing proportions, detailing, and materials, thereby preserving the building's historic character.

With regards to the Signage any external signage would require separate advertisement consent under the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984. The current application does not propose any signage, and the front elevation will remain unaltered, consistent with the concerns raised.

The application has been assessed in accordance with National Planning Framework 4, City Plan policies, SG9, and the Historic Environment Scotland's heritage objectives. The proposal supports the long-term maintenance and sustainable use of a B-listed building, which aligns with the Council's heritage strategy. Public consultation and statutory neighbour notification have been undertaken, ensuring transparency and fairness in the process.

Overall, the proposal preserves the character and setting of the gate lodge, keeps the principal elevation unaltered, and introduces access and other alterations in a reversible and sympathetic manner, ensuring compliance with heritage policy, accessibility requirements, and Council standards.

Conclusion

In conclusion, the proposal has been carefully assessed against the statutory duties of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, relevant Development Plan policies, and associated guidance. It is considered that the works preserve the special architectural and historic interest of the Category B listed gate lodge, maintaining its character, setting, and key internal features, with interventions appropriately limited, sensitive, and largely reversible. The introduction of a modest and compatible office use will secure the building's long-term maintenance and viable future, thereby supporting its ongoing conservation.

While objections have been received, the concerns raised have been fully considered and are not of sufficient weight to outweigh the clear heritage and practical benefits of the proposal. The development is therefore compliant with National Planning Framework NPF4 and Glasgow City Development Plan and satisfies the requirements of Sections 14(2) and 59 of the Act.

Conditions and Reasons

01. No development shall commence on the external access ramp hereby approved until full details have been submitted to and approved in writing by the Planning Authority. The details shall include the ramp design, dimensions, layout, handrails, materials, finishes, colour, and method of fixing. The ramp shall be constructed entirely in accordance with the approved details and retained thereafter unless otherwise agreed in writing with the Planning Authority

Reason: To safeguard the character of the listed building and the character of the surrounding conservation area.

02. All existing original cornicing shall be retained in situ. Where sections of cornicing are missing, damaged or disturbed as a result of the works, they shall be carefully repaired or reinstated to match the existing in profile, scale, detailing and material. No works to form the new opening shall commence until details of the proposed cornice repair and reinstatement have been submitted to and approved in writing by the Planning Authority. The works shall thereafter be carried out in full accordance with the approved details

Reason: To safeguard the character of the listed building and the character of the surrounding conservation area.

03. The new opening shall match the height and proportions of the original internal door openings, and shall incorporate timber architraves, linings and base blocks to both sides of the opening to match the existing door frames in profile, material and finish., all in accordance with the approved drawings.

Reason: To safeguard the character of the listed building and the character of the surrounding conservation area.

04. All new doors, complete with facings, shall match the existing doors in all respects including design, dimensions, details, thickness, material and finish.

Reason: To safeguard the character of the listed building and the character of the surrounding conservation area.

Advisory Notes to Applicant

1. Any advertisement, other than that deemed within the terms of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984, to be the subject of an application for express consent.

for Executive Director of Neighbourhoods, Regeneration and Sustainability

DC/SGR/16/04/2026

BACKGROUND PAPERS

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