



## Planning Applications Committee

Report by  
Executive Director of Neighbourhoods, Regeneration and Sustainability

**Item 2(b)**

**19th May 2026**

Contact: Alan Shand Phone: alan.shand@glasgow.gov.uk

**Application Type** Conservation Area Consent  
**Recommendation** Grant Subject to Condition(s)

<b>Application</b>	24/03069/CON	<b>Date Valid</b>	17.01.2025
<b>Site Address</b>	Berkley House 285 Bath Street Glasgow		
<b>Proposal</b>	Complete Demolition in a Conservation Area		
<b>Applicant</b>	McLaren (Bath Street) Ltd And BIA Murray Ltd Mr Jackson Gatley 61 Curzon Street London W1J 8PD	<b>Agent</b>	Manson Architects + Planners Ross Manson 25 Ainslie Place Edinburgh EH3 6AJ
<b>Ward No(s)</b>	10, Anderston/City/Yorkhill	<b>Community Council</b>	02_126, Blythswood & Broomielaw
<b>Conservation Area</b>	Central	<b>Listed</b>	
<b>Advert Type</b>	Affecting a Conservation Area/Listed Building	<b>Published</b>	31 January 2025

### Representations

One objection was received, from the Architectural Heritage Society of Scotland.

The principal matters raised by the objection can be summarised as:

- *The proposal pays little respect to the B-listed church which it faces. At 19 storeys the tower block is overly high and should be reduced in height by at least two floors reflecting more closely the height of nearby tall buildings.*
- *The facing brick finish is an unfortunate choice. To preserve the context of Bath Street and the character of the Conservation Area, the structure should have a sandstone overlay, which finish would also complement that of the church to the benefit of both buildings.*

### Consultations

Historic Environment Scotland: HES do not formally object and have offered no advisory comments on the proposal.

### **Site and Description**

The site is located on the south side of Bath Street, in a mid-block position between the junctions with Holland Street and Elmbank Street, and is currently occupied by a late 20<sup>th</sup> Century 5-storey office building arranged in a L-shape. The existing building has a basement level which accommodates a parking area associated with the offices within, accessed from Bath Lane.

The existing building has a gross floor area of 3401m<sup>2</sup> and has office floor space on five levels. It is clad in a buff pre-cast stone with bronze aluminium cladding and a zinc or zinc appearance standing seam mansard roof. The building is both unlisted and unexceptional in terms of its appearance and contribution to the Central Conservation Area. Listed buildings in the vicinity include Renfield St Stephen's Parish Church to the north and the former Glasgow Academy School to the south.

The buildings to the east and west of the site vary in height significantly. 279 Bath Street, to the east, is the same height as the existing building and accommodates five-storeys of commercial space. The building to the west, 289 Bath Street, is 12 storeys in total and was formerly an office building which was extended and converted into residential apartments in the early 2000's.

## **Planning History**

24/01522/PAN - Demolition/potential refurbishment of building for mixed-use development with purpose-built student accommodation and ground floor commercial space (Class 1A, 3 or 10) and associated works. No objection.

24/03061/FUL – Demolition of building and erection of mixed-use development with purpose-built student accommodation (Sui generis) and ground floor unit (Class 1A, Class 3 - restricted cooking methods, or Class 10), with associated infrastructure. Pending.

## **Pre-application engagement**

A series of pre-application meetings and workshops (24/01145/PRE) were undertaken involving GCC Development Management and City Design. The scale and massing of the proposal was tested in a series of revisions but it was not considered that a supportable solution was presented at that stage. The discussion also focussed on the principle of PBSA at this location and concerns were raised with the applicant about potential over-concentration in the locality. The principle of demolition of the existing building was accepted following a robust carbon optioneering exercise which presented 3 options including:

- Scenario 1 – The Deep Retrofit of the existing building into an attractive office development
- Scenario 2 – Re-use of the existing building as student accommodation;
- Scenario 3 – Demolition of the existing building and building the development as proposed.

These options demonstrated that the proposed new construction scheme offers reduced whole life carbon than a conversion/ retrofit of the existing building.

## **Proposal**

This application seeks conservation area consent to demolish an existing vacant office building in association with an application for full planning permission to redevelop the site with the erection of a Purpose-Built Student Accommodation building, which is subject of a separate report.

The proposed building will provide 208 student bedspaces (all studios, 13.8 sqm – 18sqm) and 73 sqm commercial spaces (Class 1A, 3 or 10) arranged over 16 floors (basement plus 15 above ground) to a total building height of 45.3m.

## **Policies**

The following policies, advice and guidance are considered particularly relevant to the application assessment:

Historic Environment Scotland Policy Statement 2019 (Historic Environment Scotland, April 2019)  
Managing Change in the Historic Environment – Demolition (Historic Environment Scotland, February 2020).

## **National Planning Framework 4**

### **Policy 7 - Historic Assets and Places**

## **Glasgow City Development Plan 2017**

CDP9 Historic Environment

SG9 Historic Environment

## **Assessment and Conclusions**

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 provides the statutory context for the protection of listed buildings and conservation areas. Section 61 of the Act gives planning authorities the power to designate areas that they consider to have special historic or architectural interest the character and appearance of which it is desirable to preserve and enhance, known as conservation areas.

Section 66 of The Act also establishes that a building in a conservation area shall not be demolished without the consent of the planning authority through the Conservation Area Consent process.

## **Historic Environment Policy for Scotland May 2019**

This policy statement is a material consideration and should be used to direct decision making for the whole of the historic environment. It consists of 6 policies, being:

- HEP 1 – Decisions affecting any part of the historic environment should be informed by an inclusive understanding of its breadth and cultural significance;
- HEP 2 – Decisions affecting the historic environment should ensure that its understanding and enjoyment as well as its benefits are secured for present and future generations;
- HEP 3 – Plans, programmes, policies and strategies, and the allocation of resources, should be approached in a way that protects and promotes the historic environment. If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place;
- HEP 4 – Changes to specific assets and their context should be managed in a way that protects the historic environment. Opportunities for enhancement should be identified where appropriate. If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place;
- HEP 5 – Decisions affecting the historic environment should contribute to the sustainable development of communities and places;
- HEP 6 – Decisions affecting the historic environment should be informed by an inclusive understanding of the potential consequences for people and communities. Decision-making processes should be collaborative, open, transparent and easy to understand.

Managing Change is a series of guidance notes produced by Historic Environment Scotland. The series supports national level policy for planning and the historic environment. Within this series, the interim guidance on conservation area consent (2019) recognises that the demolition of even a single building and the construction of a new building or buildings in its place could result in harm to the character or appearance of a conservation area, or part of it.

In deciding whether conservation area consent should be granted, planning authorities should take account of the importance of the building to the character or appearance of any part of the conservation area, and of proposals for the future of the cleared site. If the building is considered to be of any value, either in itself or as part of a group, a positive attempt should always be made by the planning authority to achieve its retention, restoration and sympathetic conversion to some other compatible use before proposals to demolish are seriously investigated. In some cases, demolition may be thought appropriate, for example, if the building is of little townscape value, if its structural condition rules out its retention at reasonable cost, or if its form or location makes its re-use extremely difficult.

In instances where demolition is to be followed by re-development of the site, consent to demolish should in general be given only where there are acceptable proposals for the new building. Decision makers are required to have regard to the desirability of preserving or enhancing the appearance of the conservation area in exercising their responsibilities under the planning legislation, and this statutory duty should always be borne in mind when considering demolition applications.

## **National Planning Framework 4**

### **Policy 7 Historic Assets and Places**

This policy aims to protect and enhance the historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places. Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the architectural and historic character of the area; existing density, built form and layout; context and siting; quality of design and suitable materials.

Demolition of buildings in a conservation area which make a positive contribution to its character will only be supported where it has been demonstrated that reasonable efforts have been made to retain, repair and reuse the building; the building is of little townscape value; the structural condition of the building prevents its retention at a reasonable cost; or the form or location of the building makes its reuse extremely difficult. Where demolition within a conservation area is to be followed by redevelopment, consent to demolish will only be supported when an acceptable design, layout and materials are being used for the replacement development.

## **Glasgow City Development Plan 2017**

Policy **CDP9 'Historic Environment'** aims to ensure the appropriate protection, enhancement and management of Glasgow's heritage assets by protecting, conserving and enhancing the historic environment for the benefit of existing and future generations. This will be achieved by assessing the impact of proposed developments and supporting 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, Conservation Areas, Scheduled Monuments, archaeological remains, historic gardens and designed landscapes and their settings, or by mitigating unavoidable adverse effects on them.

**SG9 'Historic Environment'** highlights the requirement to obtain Conservation Area Consent for the demolition of unlisted buildings within Conservation Areas. The demolition of even a single building and the construction of a new building or buildings in its place could result in harm to the character or appearance of a Conservation Area, or part of it. In deciding whether Conservation Area Consent should be granted, the Council will take account of the importance of the building to the character or appearance of any part of the Conservation Area, and of proposals for the future of the cleared site. If the building is considered to be of any value, either in itself or as part of a group, the Council will always seek to achieve its retention, restoration and sympathetic conversion other compatible use before proposals to demolish are seriously investigated. In some cases, demolition may be thought appropriate, for example, if the building is of little townscape value, if its structural condition rules out its retention at reasonable cost, or if its form or location makes its re-use extremely difficult.

Demolition of an unlisted building which contributes to the character or appearance of a Conservation Area, will require to demonstrate that:

- (a) the existing building is incapable of viable repair and re-use; and
- (b) the proposed replacement will preserve or enhance the character of the conservation area.

In order to protect townscape quality, consent for redevelopment will require the retention of existing buildings until the replacement development commences.

**Comment:** The subject of this Conservation Area Consent application is the complete demolition of the existing building on the site.

With regard to (a) whether the existing building is incapable of viable repair and re-use, in the first instance, consideration of possible retrofit and reuse schemes utilising the existing building were considered on this site. The design team investigated a number of options to retain or convert the existing building, however this was not practical due to a number of issues including:

- The building has been deemed structurally incapable of upward extension;

- The proposed new construction scheme offers reduced whole life carbon than a conversion/ retrofit of the existing building, as demonstrated by the Whole Life Carbon optioneering submitted in support of the redevelopment proposal;

The information submitted, and discussions undertaken during the thorough pre-application process, are considered to justify the demolition in this case due to prolonged lack of market appetite to utilise the building as existing; the structural limitations of the existing building with regard to upward extension; and the opportunity to provide quality development which will engage positively with the street scene.

The building itself does not have any historic or cultural significance, nor contributes to the setting or quality of the Conservation Area. Its demolition would not be considered to detract from the existing historic environment nor harm the character or appearance of the Central Conservation Area.

As the building is of neutral townscape value, its demolition can be supported in connection with suitable measures for redevelopment of the site. Appropriate conditions have been suggested to ensure that the building is not demolished until development works are contracted.

In relation to (b) whether the proposed replacement will preserve or enhance the character of the conservation area, the proposal has been developed, inclusive of post-submission reductions in overall height and removal of massing to the rear, to respond to the historical character, built form and quality of the Central Conservation Area, delivering a high-quality modern addition that seeks to compliment the streetscape. The final design has been informed by the detailed consideration of heritage issues and potential impacts, thereby mitigating any potential negative impacts.

This revised proposal has responded to concerns of the impact of the scale and mass on Bath Street, including longer range views from the east and west by reducing the building's overall height by 3 storeys of accommodation, and by reducing the eastern shoulder by 1-storey.

The proposal is not considered to have a negative impact upon the Central Conservation Area in this regard.

## **Representations**

Turning to the representations received to the overall proposals, these can be summarised and addressed as follows;

The principal matters raised by the objection can be summarised as:

- *The proposal pays little respect to the B-listed church which it faces. At 19 storeys the tower block is overly high and should be reduced in height by at least two floors reflecting more closely the height of nearby tall buildings.*

**Comment:** The proposal has been significantly amended post-submission in order to address the Planning Authority's concern over the scale and massing at this location. Accordingly, reducing the building's overall height by 3 storeys of accommodation, and by reducing the eastern shoulder by 1-storey and omission of the protruding rear element, is considered to result in a proposed building which responds appropriately and sensitively to the historical context, including mitigating impacts on the B-listed Renfield St. Stephens Church.

- *The facing brick finish is an unfortunate choice. To preserve the context of Bath Street and the character of the Conservation Area, the structure should have a sandstone overlay, which finish would also complement that of the church to the benefit of both buildings.*

**Comment:** The proposed building has been developed to deliver high quality architecture and materiality. The façade articulation and materiality provides visual interest and harmonises with the variety of architectural period and accompanying textures and tones in the surrounding buildings and streetscape. Facing brick has been successfully utilised in a variety of contemporary developments within the Central Conservation Area.

## **Conclusion**

The above assessment demonstrates that the demolition of the existing building, to allow redevelopment of the site, is in keeping with the aims of the Act and satisfies policy requirements of NPF4 and the Glasgow City Development Plan. Other material considerations, including objections and consultation responses, have been considered however these do not outweigh the proposal's general accordance with policy.

## Conditions and Reasons

01. No demolition of the building(s) shall take place until a contract or other agreed form of written evidence, demonstrating that construction of the new building will commence as soon as reasonably practicable following demolition, has been exhibited to and approved in writing by the Planning Authority.

Reason: To safeguard the character of the surrounding conservation area.

02. Prior to the commencement of demolition and construction works on site, a method statement/site management plan, to include:

- (a) measures for the control of noise dust and vibration;
- (b) areas for the delivery and storage of equipment and materials;
- (c) management of site traffic;
- (d) method statement and programme for demolition works, and;
- (e) proposals for contractors storage,

in a manner that minimises disruption to the local community and associated road network and maintains the safe movement of pedestrians and traffic, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the approved measures shall be implemented in full for the duration of the demolition and construction works.

Reason: To safeguard the character of the surrounding conservation area.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

03. Details of any temporary barricades proposed during the works involved shall be submitted to the planning authority for approval and before commencement of work on the barricades and shall be implemented in the approved manner. The barricades shall be painted and/or maintained in good condition and kept free of advertisements.

Reason: To safeguard the character of the surrounding conservation area.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

04. Prior to the commencement of demolition work on site, a structural engineers' report detailing the methodology for the demolition and construction works to be carried out in a manner that prevents damage to the adjoining buildings, shall be submitted to and approved in writing by the Planning Authority and thereafter implemented in the approved manner.

Reason: To safeguard the character of the surrounding conservation area.

05. Prior to demolition of the building(s), the applicant shall submit a written report to the Planning Authority providing an inventory of items and materials to be salvaged from the demolished building(s) for reuse, repurposing and recycling. Furthermore, the report should also clarify the proposed strategy for landfill material disposal. Thereafter, the measures shall be implemented in accordance with the approved report, unless otherwise agreed in writing by the Planning Authority, and a further written report detailing the outcome of the exercise shall be submitted to the Planning Authority within one month of the demolition of the building(s) being completed.

Reason: To encourage, promote and facilitate development that is consistent with the waste hierarchy.

## Drawings

The development shall be implemented in accordance with the approved drawing(s)

1. 2596-MA-ZZ-00-DR-A-PA0100 LOCATION PLAN P01 Received 17 January 2025

#### **Advisory Notes to Applicant**

- 01.** In cases where a Listed Building Consent/Conservation Area consent authorises a measure of demolition the applicant(s) must give notice of intention to carry out the works to Threatened Building Survey, Historic Environment Scotland, John Sinclair House, 16 Bernard Terrace, Edinburgh EH8 9NX, and thereafter allow HES a period of up to three months for recording purposes, during which period demolition may not be undertaken unless the HES has indicated in writing that its record has been completed.

A copy of the form you are required to send to Threatened Building Survey, Historic Environment Scotland is attached.

for Executive Director of Neighbourhoods, Regeneration and  
Sustainability

DC/ALS/21/04/2026

#### **BACKGROUND PAPERS**

***PLEASE NOTE THE FOLLOWING:***

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