



Glasgow City Council

Local Review Committee

Report by Executive Director of Neighbourhoods, Regeneration
and Sustainability

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Item 1

26th March 2024

24/00003/LOCAL – The Mews, 4 Claremont Place, Glasgow

**Sub-division of office with part use as flatted dwelling and external
alterations.**

Purpose of Report:

To provide the Committee with a summary of the relevant considerations in the
above review.

Recommendations:

That Committee consider the content of this report in coming to their decision.

Ward No(s): 11 - Hillhead

Citywide: N/A

Local member(s) advised: Yes ☐ No ☐

consulted: Yes ☐ No ☐

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1 LOCATION AND DEVELOPMENT PLAN DESIGNATIONS

- 1.1 The proposal site is a three-storey mews property sited on a corner with Claremont Place to the west and Woodside Terrace Lane to the north.
- 1.2 The property is A-Listed and is located within the Park Conservation Area.
- 1.3 The existing property is formed of blond sandstone, with a slated hipped M-shaped roof design. The outermost north-facing roof slope (facing Woodside Terrace Lane) contains two dormer windows and one rooflight; the south-facing internal slope contains two existing rooflights; the north-facing internal slope contains no rooflights; and the outermost south-facing roof slope contains two rooflights.
- 1.4 The property has most recently been in use as an office but has been vacant for several years.
- 1.5 This application relates only to the upper floor and part of the ground floor. It is proposed to subdivide the property and change the use of this upper area into residential use as a two-bedroomed flat.
- 1.6 Access to the property would be through the existing opening from Woodside Terrace Lane. This ground floor access level is proposed to house the refuse store and cycle storage, with an area of amenity space that opens onto the Lane via a timber folding door.
- 1.7 Externally, on the Woodside Terrace Lane elevation it is proposed to:
 - Replace the existing door (proposed door to be timber, painted black);
 - Remove the set of windows to the east and reinstate the formerly blocked up opening to install new part-glazed timber folding doors which are to be painted black;
 - Replace the existing dormer windows (using timber sash and case, painted white); and
 - Replace the existing rooflight (using Conservation-style, timber frames, painted dark grey).
- 1.8 Externally, on the rear elevation to the gardens, it is proposed to replace both rooflights (using Conservation-style, timber frames, painted dark grey).
- 1.9 It is further proposed to replace all existing rooflights on the inner south-facing roof slope, and create and install one new rooflight on the inner north-facing roof slope (using Conservation-style, timber frames, painted dark grey).
- 1.10 There are no proposed changes to the Claremont Place elevation.

2. DEVELOPMENT PLAN POLICIES

- 2.1 NPF4 was adopted by the Scottish Ministers on 13 February 2023 and is part of the statutory Development Plan. Where there is an area of incompatibility it is expected that the newest policy document will take precedence, which will be NPF4 for the time being.

In this case, the relevant policies from NPF4 are:

- Policy 7: Historic assets and places
- Policy 9: Brownfield, vacant and derelict land and empty buildings
- Policy 12: Zero waste
- Policy 13: Sustainable Transport
- Policy 14: Design quality and place
- Policy 16: Quality homes

- 2.2 The relevant City Development Plan policies are:

- CDP1: The Placemaking Principle
- CDP2: Sustainable Spatial Strategy
- CDP9: Historic Environment
- CDP11: Sustainable Transport

- 2.3 The relevant Supplementary Guidance is:

- SG1: The Placemaking Principle (Part 2)
- SG9: Historic Environment
- SG11: Sustainable Transport

3 REASONS FOR REFUSAL / RELEVANT CONDITION(S)

- 3.1 The reasons for refusal are set out below:

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 proposal is contrary to Policy 7 and Policy 14 of NPF 4, and CDP 1: The Placemaking Principle and SG1: Placemaking of the City Development Plan (adopted March 2017) as specified below.
03. The proposed flatted dwelling would have a low level of aspect and a poor-quality outlook which, in combination with the lack of private outdoor space, would have an unacceptable impact on the residential amenity of the dwelling.

4 APPEAL STATEMENT

4.1 A summary of the material points raised in the appeal statement is given below.

01. Contrary to the Reasons for Refusal, NPF4 Policy 7 does not include any requirements that proposals for new dwelling impacting a historic asset must meet relative to aspect, outlook, outdoor space or amenity. In fact, the parallel application for listed building consent (23/01014/LBA) has been granted, therefore the proposed physical works have been determined to have an acceptable impact on the building.
02. The proposal does align with NPF4 Policy 14 requirements in regards to being healthy, pleasant, connected, distinctive, sustainable and adaptable. The proposal also meets the requirements of CDP1 in terms of the qualities of successful places.
03. The proposal benefits from dual aspect windows and as an existing listed building the proposed window openings are optimised for light and ventilation, and will have outlook and views onto the Lane, equivalent to many other mews properties in the area.
04. The property benefits from communal access to the nearby Woodside Pleasure Ground, which is used by several nearby flats, many of which have no private outdoor space, and Kelvingrove Park is also a short walk away. Furthermore, the proposal was revised to create some undercover amenity space at ground floor level, opening onto the Lane by way of a folding door. The proposal was also revised down from a three-bedroom to two-bedroomed flat to allow for a larger living space. Considering this, the property will benefit from nearby access to private gardens, includes an amenity space, and the layout was revised to enhance the amenity of the internal spaces.
05. The applicant has requested that the review be conducted by means of the review documents only. Where the Committee decides that the review documents do not provide sufficient information to make a decision, it is for the Committee to determine how further information may be obtained. This can either by means of further written submissions, the holding of one or more hearing sessions, or a site inspection, or a combination of these, as set out in the Local Review Regulations.

5 REPRESENTATIONS AND CONSULTATIONS

- 5.1 There was one public representation received to the planning application from a local resident which was to object to the proposal. The material planning considerations raised in this objection relate to issues of overlooking, and plans that show outdoor decking access outwith the boundary of the property.

Committee should note that revised drawings were submitted removing this decking access prior to the application being determined.

- 5.2 There was one representation to the Review which was to reiterate their previous comments.

6 COMMITTEE CONSIDERATIONS

- 6.1 Committee should consider if the following are in accordance with NPF4, the relevant City Development Plan policies and Supplementary Guidance, and if there are material considerations which outweigh the Development Plan considerations.

- 6.2 The following are the relevant policy considerations:

6.3 NPF4 Policy 9: Brownfield, vacant and derelict land and empty buildings and CDP2: Sustainable Spatial Strategy

NPF4 Policy Intent: To encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development.

The relevant policy guidance is:

- a) Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported.
- b) Development proposals for the reuse of existing buildings will be supported, taking into account their suitability for conversion to other uses. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option.

CDP2 is an overarching policy which seeks to guide the location and form of development to create a 'compact city' form which supports sustainable development. It will also help to ensure that the City is well-positioned to meet the challenges of a changing climate and economy, and to build a resilient physical and social environment which helps attract and retain investment and promotes an improved quality of life.

Committee should note:

- This building is currently vacant, being in most recent use as an office.
- Committee should consider if this proposal is sustainable and if the proposed building is suitable for conversion to residential use.

6.4 NPF4 Policy 14: Design, quality and place

NPF4 Policy Intent: To encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle.

The relevant policy guidance is:

- a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.
 - b) Development proposals will be supported where they are consistent with the six qualities of successful places:
 - Healthy:** Supporting the prioritisation of women's safety and improving physical and mental health.
 - Pleasant:** Supporting attractive natural and built spaces.
 - Connected:** Supporting well connected networks that make moving around easy and reduce car dependency
 - Distinctive:** Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.
 - Sustainable:** Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.
 - Adaptable:** Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.
 - c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.
- Committee should consider if the proposal is well designed, not detrimental to the surrounding area, and is consistent with the qualities of successful places.

6.5 NPF Policy 16: Quality homes

NPF4 Policy Intent: To encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland.

Committee should note:

- This proposal will create one housing unit (two-bedroomed flat).
- The proposed residential unit will be located in a lane that has a mix of residential and commercial/office uses.

- Committee should consider if this proposal will deliver a high quality home in an appropriate location.

6.6 SG1: The Placemaking Principle (Part 2)

Conversion and Subdivision to Residential Use

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.

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 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.

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).

Where the building and/or the site makes the provision of private garden space difficult, developers should look at the possibility of creative alternative solutions, such as shared roof gardens or private terraces or balconies for flats. Where little external common garden space is being provided, developers will be expected to bring forward mitigation measures to improve internal amenity, such as larger flats, more generous room sizes and the maximisation of window sizes in all habitable rooms.

Committee should note:

- The property has north-facing dormer windows and south-facing rooflights. The north-facing dormer windows face into the Lane and are approximately 5m away from the Trinity College building opposite.
- All habitable rooms will have either a dormer window or a rooflight for daylight and ventilation.
- Access to the upper floor is provided internally.
- There is only one access to the property, via the main entrance door from Woodside Terrace Lane; there is no rear access to the property.
- There is no external amenity or refuse storage space. These are provided internally on the ground floor access area.
- The residents of the proposed flat will have access to the communal Woodside Pleasure Ground.
- The proposal was reduced from the original three bedrooms down to two bedrooms to improve internal amenity by increasing room sizes.

Committee should consider whether:

- The proposal can be considered to be dual aspect.
- The dormer windows and rooflights will provide an acceptable outlook for the property.
- The flat will receive sufficient natural daylight and ventilation in all habitable rooms.
- Having only one access (to the front of the property) is acceptable in this case.
- The lack of private external garden/amenity space has been successfully mitigated.
- The proposal provides an overall acceptable level of amenity to the residents considering the property’s location, aspect, outlook and lack of external amenity space.

Residential Development in Lanes and Gardens

The aim of this guidance is to ensure that development in lanes and gardens does not result in overdevelopment and that residential amenity for existing and future residents is of a high quality.

Residential Development in Lanes - Proposals for residential development in lanes will require to meet **all** of the following criteria:

- a) the established building lines of the lane should be respected;
- b) access along the lane for residents, refuse lorries and emergency vehicles should not be adversely affected;
- c) private garden space with sufficient space for clothes drying and sitting out must be provided;
- d) existing boundary walls with the adjoining backcourt/garden should be retained and repaired with any gaps rebuilt to match;
- e) the scale and massing should be in the style of mews housing, up to a maximum height of 2-storeys, or 1 and a half-storeys with dormers in lanes with no existing mews properties;
- f) high quality design and materials require to be used (in Conservation Areas see additional guidance in SG9 - Historic Environment);
- g) existing formal parking provision for residents of adjacent buildings, which is removed as a result of the development, must be replaced;
- h) potential issues of noise and air pollution that could arise in developments between tall tenement blocks should be avoided, see also SG1 - Placemaking, Part 2, Detailed Guidance - Noise Management and Air Quality; and
- i) Many lanes are subject to public access rights (for pedestrians and cyclists). The introduction of gates across lanes that restrict legitimate public access will not be supported where this would have a negative impact on connectivity. Where gates are approved, a stopping up order may be required.

Committee should note:

- There are no proposed alterations to the building line; boundary treatments; access arrangements; or parking.
 - It is proposed to subdivide and convert an existing mews property to return this to residential use, which is in keeping with the existing scale and massing of the Lane.
 - There is no private garden space (for clothes drying or sitting out) proposed, contrary to policy.
- Committee should consider if this proposal meets all of the above criteria, and would create a high level of residential amenity for existing and future residents.

Local Area Policies – Park Conservation Area

New mews houses are only likely to be acceptable if historical Ordnance Survey maps (available at www.nls.uk/maps) show a mews house on the site originally, or if the proposal is for a site between original mews buildings. The conversion of existing

mews properties to residential use, however, is encouraged, and any alterations should also comply with the following criteria.

New mews houses should meet all the following criteria:

- the scale and massing should match the original standard for the lane, with ridge and eaves height to match;
- houses should have pitched roofs, clad in slate, with gable ends;
- elevations facing on to the lane, and on to the main property, should both be finished in stone, with all windows having a vertical emphasis and being framed in timber; and
- any windows proposed in the roof to be conservation style rooflights only.

Committee should note:

- This is a proposal to convert part of an existing mews property back into residential use.
 - There are no proposed alterations to the scale or massing of the existing property, or to the existing roof design or materials.
 - Both elevations are proposed to be finished in stone, with timber-framed windows.
 - All new and replacement rooflights are proposed to be Conservation-style.
- Committee should consider if the proposed design and materials are in keeping with the local character of the area and are acceptable in this case.

6.7 NPF4 Policy 12: Zero waste and SG1 (Part 2): Waste Storage, Recycling and Collection

NPF4 Policy Intent: To encourage, promote and facilitate development that is consistent with the waste hierarchy.

The relevant policy guidance is:

- a) Development proposals will be supported where they:
 - i. reuse existing buildings and infrastructure;
 - ii. minimise demolition and salvage materials for reuse;
 - iii. minimise waste, reduce pressure on virgin resources and enable building materials, components and products to be disassembled, and reused at the end of their useful life;
 - iv. use materials with the lowest forms of embodied emissions, such as recycled and natural construction materials;
 - v. use materials that are suitable for reuse with minimal reprocessing.
- b) Development proposals that are likely to generate waste when operational, including residential, commercial, and industrial properties, will set out how much waste the proposal is expected to generate and how it will be managed including:
 - i. provision to maximise waste reduction and waste separation at source, and

- ii. measures to minimise the cross-contamination of materials, through appropriate segregation and storage of waste; convenient access for the collection of waste; and recycling and localised waste management facilities.

SG1 provides the following detailed guidance:

All new developments must include appropriate and well-designed provision for waste storage, recycling and collection which meets the City's wider placemaking objectives.

Flatted Development - The bins/recycling stores should be as unobtrusive as possible. Large wheeled containers should be located conveniently in relation to where the collection vehicle will park. This should ideally be no more than 20 metres from the location of the waste containers. External stores should be constructed in materials to match the flats.

Committee should note:

- This proposal will re-use an existing building.
- New and replacement windows and doors are proposed to be timber.
- The bin store for the property is proposed to be internal, located within the ground floor area.

Committee should consider:

- If the proposal uses appropriate materials that will minimise waste;
- If they are completely satisfied with the waste/refuse management arrangements.

6.8 NPF4 Policy 7: Historic assets and places and SG9: Historic Environment

NPF4 Policy Intent: To protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.

The relevant policy guidance is:

- a) 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. Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest.
- b) 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:
 - i. architectural and historic character of the area;
 - ii. existing density, built form and layout; and
 - iii. context and siting, quality of design and suitable materials.

- c) Development proposals in conservation areas will ensure that existing natural and built features which contribute to the character of the conservation area and its setting, including structures, boundary walls, railings, trees and hedges, are retained.

SG9 includes the following specific policy guidance:

Listed Buildings

All works to Listed Buildings must be carried out in a way which protects their character as buildings of special architectural and historic interest. Building maintenance is the responsibility of its owner.

There is a presumption in favour of the retention of all Listed Buildings. Listed Buildings must be allowed to adapt to new uses and the Council will respond favourably to creative ideas and good design, in order to ensure their retention, subject to other policies in the Plan and supporting SG, particularly Placemaking.

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.

Roof Lights

The use of conservation style roof lights is the preferred solution in the creation of additional roof space. Where acceptable, these should be on the rear elevation of a building or within the valley of an M shaped roof. New roof lights should not be introduced on the front elevation of Listed Buildings or unlisted building in a Conservation Area.

New roof lights should replicate traditional roof lights in design, low profile framing and structural glazing bars, and be coloured to blend in with the roof finish and be flush fitted. The number of roof lights proposed will also be taken into consideration.

Committee should note:

- It is proposed to replace all existing rooflights and install one new rooflight within the valley of the M-shaped roof. All rooflights are proposed to be Conservation-

style, using timber frames and are to be painted dark grey. It is unclear if these will be flush fitted.

Committee should consider:

- If the proposed replacement rooflights are of a high standard of design, using appropriate materials.
- If the proposed additional rooflight is appropriately located and will preserve the special character of the listed building.

Repair and Replacement of Windows

The Council encourages the retention and repair of original windows wherever possible, particularly as traditional sash and case windows can be overhauled to provide modern standards of comfort and convenience. Where new windows can be justified, this will generally mean installation to match the original (taking account of any safety etc requirements).

Replacement of windows in Listed Buildings will generally be supported where the:

- a) existing windows are of an inappropriate design;
- b) existing windows are proven to be incapable of repair (a proposal to remove original windows should be accompanied by a statement demonstrating that they are beyond repair and justifying replacement); and
- c) proposed windows match the originals exactly in their design, profile, method of opening and materials.

Committee should note:

- It is proposed to replace the existing sash and case dormer windows with new windows to match the originals and are to be painted white.
- No justification report has been submitted to support window replacement.

Committee should consider:

- If they are satisfied that the proposed replacement dormer windows will match the originals in all respects.
- If the lack of justification statement to support the need for window replacement is acceptable in this case.

External Doors

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.

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.

Committee should note:

- It is proposed to replace the existing main entrance door with a new timber entrance door with glazed fanlight above. The door is to be painted black.
- Committee should consider if this proposed replacement door is of a high standard of design, using appropriate materials.

Conversion of Windows to Doors

Such an alteration may, in some cases, be a prominent feature and is likely only to be acceptable where:

- a) the proposed alteration does not impact on the architectural integrity of the building or unity of a building group;
- b) the proposed doors replicate the design of the existing windows, as far as is practicable;
- c) the topmost point of the lower panels of the doors align with the existing window cill height;
- d) the lower panels comprise traditionally detailed solid timber fielded panels; and
- e) the proposed doors are no wider than the existing window.

Committee should note:

- It is proposed to reinstate the formerly blocked up opening to install new part-glazed timber folding doors which are to be painted black.
- The proposed doors will be no wider than the existing windows.

Committee should consider if

- The proposal will respect the architectural integrity of the building and area.
- If the design and materials of the new door is appropriate.

6.9 NPF4 Policy 13: Sustainable Transport and SG11: Sustainable Transport

NPF4 Policy Intent: To encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably.

SG11 provides the following specific guidance:

Cycle Parking

To encourage cycling, this SG aims to help meet the Scottish Government's Cycling Action Plan for Scotland vision that, by 2020, 10% of everyday journeys taken in Scotland will be by bike.

The Council shall require the provision of cycle parking in new development and redevelopment proposals in line with the minimum cycle parking standards specified in Tables 2.1 – 2.6.

- a) Cycle parking for residents should, generally, be located within, or to the rear of, the residential building to ensure it is safe and secure.
- b) Bike storage lockers/cupboards allocated to each unit, or cycle stands in a secure, covered compound, are the preferred solution for flatted developments. These should be easily accessible and usable and normally be on the ground floor or in the basement, providing the basement has ramped access or a suitable lift.

For Residential development, the minimum number of cycle parking spaces should be: 1 space per unit unless a dedicated garage, or other storage facility/option of sufficient size is provided.

Committee should note:

- Wall mounted cycle racks are proposed internally, on the ground floor entrance area.
- Committee should consider whether adequate cycle parking is provided.

Vehicle Parking

Parking provision in residential developments should be assessed against the standards set out in Table 3.1. In locations where space is restricted, (e.g. tenemental areas), the availability/provision of on-street parking can be taken into account in supply calculations for residential development, particularly for visitor parking.

For Residential Conversions/Redevelopment/Subdivision, the basic minimum standard for parking provision is 1 allocated (unallocated if on-street) space per dwelling unit for residents.

Committee should note:

- No dedicated parking provision is included in the proposal.
 - The application site is within a Base Accessibility area.
 - The application site is within a Restricted Parking Zone.
- Committee should consider whether adequate vehicle parking is provided.

7 COMMITTEE DECISION

7.1 The options available to the Committee are:

- a. Grant planning permission, with the same or different conditions from those listed below; or
- b. Refuse planning permission.
- c. Continue the review to request further information.

8 DRAFT CONDITIONS

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this permission.

Reason: In the interest of certainty and the proper planning of the area, and to comply with section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.

02. Further details of the stable openings on Woodside Terrace Lane at 1:20 on plan and elevation shall be submitted for the written approval of the Planning Authority prior to the commencement of works and thereafter shall be implemented as approved.

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

03. All new and replacement rooflights shall replicate traditional rooflights in design, low profile framing and structural glazing bars; shall be coloured to blend in with the existing roof finish; and shall be flush-fitted.

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

04. New windows shall match the originals in all aspects of their design: proportions, profile, framing thickness, detailing including glazing bars and horns, method of opening and materials and the external woodwork shall be painted to match existing.

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

05. Where permanent ventilation is required, this should be of a concealed design.

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

06. Stone repairs, including repairs to chimneys, shall be carried out using replacement natural stone to match the original stonework in every respect including colour, geological character, texture and coursing pattern. A petrographic analysis of the original stonework and the proposed replacement stone together with samples shall be submitted to and approved in writing by the planning authority before work on this element of the development commences.

Reason: To safeguard the character of the listed building.

07. All repointing of exterior stonework shall match the original pointing in every respect including mix of materials, colour and thickness.

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

08. All new and replacement external rainwater and soil pipework shall be constructed in cast iron.

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

09. All external colours shall be approved in writing by the planning authority before they or any relevant materials are used on the site.

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

10. Any external fittings, including boiler flues, vents, burglar alarms etc are not approved on the elevations of the building. These shall be routed internally. Full details shall be submitted for the written approval of the Planning Authority prior to the commencement of works on site.

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

9 Policy and Resource Implications

Resource Implications:

Financial: n/a

Legal: n/a

Personnel: n/a

Procurement: n/a

Council Strategic Plan: n/a

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify. n/a

What are the potential equality impacts as a result of this report? no significant impact

Please highlight if the policy/proposal will help address socio-economic disadvantage. n/a

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify: n/a

What are the potential climate impacts as a result of this proposal? n/a

Will the proposal contribute to Glasgow's net zero carbon target? n/a

**Privacy and Data
Protection Impacts:**

Are there any potential
data protection impacts
as a result of this report
N

If Yes, please confirm that
a Data Protection Impact
Assessment (DPIA) has
been carried out

10 Recommendations

That Committee consider the content of this report in coming to their decision.