



**Glasgow City Council**

**Economy, Housing, Transport and Regeneration  
City Policy Committee**

**Report by George Gillespie, Executive Director of  
Neighbourhoods, Regeneration and Sustainability**

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**Item 3**

**5<sup>th</sup> March 2024**

## **Review of Conservation Area Character Appraisals**

### **Purpose of Report:**

This report sets out a programme of phased review of the existing conservation area character appraisals and explains the approach to the proposed programme based on a prioritisation exercise.

### **Recommendations:**

It is recommended that the Committee notes the proposed review programme for conservation area character appraisals.

Ward No(s):

Citywide: ✓

Local member(s) advised: Yes ☐ No ☐ consulted: Yes ☐ No ☐

### **PLEASE NOTE THE FOLLOWING:**

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## 1 Policy Background

- 1.1 Conservation areas are designated under the Planning Listed Buildings and Conservation Areas (Scotland) Act 1997 and Planning Authorities are required to *'formulate and publish, from time to time, proposals for the preservation and enhancement'* of its conservation areas. To be designated as a conservation area, Section 61 of the 1997 Act requires the area to be of *'special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance'*. In a conservation area it is the whole area, made up of buildings and the spaces between them, that is of architectural or historic interest.
- 1.2 Conservation area appraisals are management tools which identify the special historical and architectural interest of an area. They inform policy and assist development management decision making. Appraisals form part of the supplementary guidance to the City Development Plan which was adopted in March 2017. The recently adopted National Planning Framework 4 (NPF4) contains specific policy with respect to historic assets and places. The policy's purpose is to protect and enhance historic environment assets and places to enable positive change as a catalyst for the regeneration of places.
- 1.3 NPF4 states that : *Our historic environment is important to many aspects of life, from defining the character of the places where we live and work, promoting a sense of belonging and cultural identity and encouraging civic participation to supporting the tourist economy. The planning system should protect and enhance historic environment assets and places and recognise their cultural heritage benefits and associated social, environmental and economic value to our national, regional and local economies, cultural identity, and for their potential to support health and wellbeing, the circular economy, and climate change adaptation.*

### **NPF4 Policy 28: Historic Assets and Places**

- a) Local development plans and their spatial strategies should identify, protect and enhance locally, regionally, nationally and internationally valued historic assets and places.*
- b) In considering development proposals and projects with a potentially significant impact on historic assets or places, planning authorities should consider whether further and more detailed assessment is required to establish a shared understanding of the cultural significance of historic assets and places. This should then provide a sound basis for understanding the impact of any proposals for change. Development proposals should also be informed by Managing Change Guidance Notes published by Historic Environment Scotland.*
- 1.4 Some of the detailed assessment required by b) above, may be provided by the provision of up to date Conservation Area Appraisals. As such it is crucial that these documents are delivered and a programme of regular review and updating established for the future. In addition, Policy 28 states that:

*‘Development proposals should preserve or enhance the character and appearance of conservation areas and their settings by means of use, scale and massing, context, high quality design, suitable materials, careful layout and siting. Proposals should have regard to the character of the area as identified in the relevant Conservation Area Character Appraisal/Management Plan (if available) and should respect the density, built form and layout and the architectural and historic character of the area’.*

- 1.5 Historic Environment Scotland’s *Planning Advice Note 71 (PAN71): Conservation Area Management* from 2004 provides guidance on the formulation of appraisals, their format and contents however this now largely out of date and subject to a forthcoming review.

## **2 Review Methodology**

- 2.1 There are currently 25 conservation areas in Glasgow together with a suite of Character Appraisals dating from 2005 to 2021 following the format set out in the HES Guidance from 2004. Accordingly, many of these documents require to be reviewed and updated in order to ensure that they accurately reflect and understand the character of the area, identify key challenges and opportunities, assess potential boundary amendments and continue to be useful tools in the development management process. This review programme is timeous given the many policy changes that have taken place including the recent adoption of NPF4 as outlined above and potential further changes to Permitted Development Rights which were the subject of a consultation review by the Scottish Government in 2023 and may impact on conservation areas.
- 2.2 The purpose of this report is to propose a review programme for conservation areas across the city. The proposed review has been prioritised according to a methodology that considers relative need for an updated appraisal. Each area has been scored against the following criteria:
- the age of the current appraisal
  - submitted planning applications with consents 2018 - 2023
  - volume of demolition applications/consents within conservation area 2018 – 2023
  - Number of [Buildings at Risk](#)
  - [SIMD](#) data ranking
- 2.3 Scores have been combined to provide an overall ranking in order of priority, with the earliest and oldest appraisal areas being given priority together with a weighting based on the level of development pressure affecting each area and SIMD ranking. Details are attached below in Appendix 1.

- 2.4 It is proposed that new appraisals shall be presented in a more interactive format at all stages which will incorporate up to date ways of engaging with the public to increase awareness of conservation areas, preservation and management. This updated form and content will seek to reflect changes in planning policy and will explore the challenges faced by conservation areas and the historic environment in terms of climate adaption, retrofitting and net zero targets. As an update to previous practice, it is important to maximise engagement in the consultation process therefore digital and map based tools such as Story maps, social media and online forms will be utilised when considering appropriate consultation on the new appraisals according to an agreed consultation plan and established protocols. Opportunity to align with the Local Development Plan engagement will also be utilised where appropriate and timelines permit.
- 2.5 The revised draft character appraisals will amend and update the text of the original appraisals for final publication as a digital document that will include images, photographs and interactive maps.
- 2.6 Public engagement on proposals for conservation areas is a statutory requirement and essential to ensure that local interest and knowledge has been captured. Community groups and stakeholders will be involved to inform the content of each revised character appraisal.

### **3 Proposed Programme**

- 3.1 It is estimated that the review process for each conservation area may take approximately six months, allowing for research, drafting, reviewing, public engagement processes and committee timetables. There will be some overlap in the preparation of the appraisals and the review programme is anticipated to run for the period 2024 – 2027 subject to resources.
- 3.2 The general process for each review will consist of:
- desktop review of existing draft
  - survey and site visits/recording
  - preparation of a draft appraisal in the new format, involving local stakeholders as appropriate
  - internal consultation
  - programme of community engagement/consultation to seek feedback on both the form and content of the draft appraisal
  - finalisation of draft documents and presentation to relevant Committee (Planning Applications) with recommended actions (e.g. if boundary changes or additional controls are required).
- 3.3 It is proposed that the programme shall be delivered in 3 phases as follows and according to the ranking exercise, noting that priority may change if for example there is an associated need in terms of external funding such as National Lottery Heritage Funding for Heritage and Place programmes:

### **Phase One 2024/25:**

- Glasgow Central Conservation Area Appraisal Update – to include the Merchant City and Cathedral CAMPS (Conservation Area Management Plans)
- Glasgow West
- West Pollokshields
- St Vincent Crescent
- East Pollokshields \*
- Govan \*

### **Phase Two 2025/26:**

- Crosshill
- Woodlands
- Park
- Dennistoun
- Strathbungo
- Bridgeton Cross
- Parkhead Cross
- Newlands
- Scotstoun

### **Phase Three 2026/27:**

- Pollok Park
- Shawlands Cross
- Broomhill
- Dumbreck
- Hazelwood
- Victoria Park
- Carmunnock
- Walmer Crescent
- Millbrae
- Snuffmill

\*Heritage and Place programme

## **4. Potential new Conservation Areas**

- 4.1 The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that conservation areas “*are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.*” Local authorities also have a statutory duty to identify and designate such areas. In order to continually review and respond to requests for potential new designation, it is proposed that a further phase of initial

scoping appraisals will be developed. This may include defined areas of historic built fabric across the City and may consider post war/modern developments as appropriate. In terms of priority however this workstream will be subject to resources and programmed accordingly.

- 4.2 All requests are noted for future action and in the meantime it is suggested that interested parties should consider, and will be signposted to the preparation of a Local Place Plan which offers communities the opportunity to develop proposals for their local area, expressing their aspirations and ambitions for future change. [Local Place Plans](#) were introduced by the Planning (Scotland) Act 2019, which contains a new right for communities to produce their own plans as part of the new Scottish planning system. Local Place Plans contain the community's proposals for the development and use of land, and provide a new opportunity for communities to feed into the planning system with ideas and proposals. This may include a focus on heritage assets and character.

## 5. Policy & Resource Implications:

### Resource Implications:

<i>Financial:</i>	<i>The work will be undertaken within existing staff resources and budgets</i>
<i>Legal:</i>	<i>No impact anticipated</i>
<i>Personnel:</i>	<i>As above</i>
<i>Procurement:</i>	<i>Some element of consultant led delivery may be required</i>

<b>Council Strategic Plan:</b>	Grand Challenge M2 become a net zero carbon city by 2030 'identify opportunity to extend conservation areas'
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### Equality and Socio-Economic Impacts:

<i>Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.</i>	Yes. The monitoring and review of conservation areas aligns with the placemaking ethos to improve the lives of all citizens in line with the aims of the City Development Plan. An EQIA Screening Report was prepared for the City Development Plan in 2017 and no significant negative impacts were identified. The aim of conservation area status is to preserve and enhance the quality of the area. This has the potential to improve quality of life and support sustainable communities. The review of the format of character appraisals
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provides an opportunity to make the documents more accessible than at present.

*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.*

Supporting Heritage and Place programmes will enhance the regeneration of areas of social and economic disadvantage as identified within the SIMD

### **Climate Impacts:**

*Does the proposal support any Climate Plan actions? Please specify:*

Yes: become a net zero City by 2030

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

Up to date conservation area appraisals as supplementary planning guidance will assist in the consideration of development applications and include information regarding retrofitting historic buildings together with good practice for maintenance and alterations.

*Will the proposal contribute to Glasgow's net zero carbon target?*

The conservation area appraisals will note the retention first principle and seek to reduce demolitions.

### **Privacy and Data Protection Impacts:**

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

None

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

## **6 Recommendations**

- 6.1** It is recommended that the Committee notes the proposed review programme for conservation area character appraisals.

## Appendix 1: Review of Conservation Area Character Appraisals

Conservation Area	Current CAA Date	Date CAA Approved Priority	Dev. Pressure Priority Order	Dev. Pressure Priority Order	SIMD mean rank	BAR rank	Priority Order Total	Final Rank
CENTRAL	2012	4	1	2	8	1	16	1
GLASGOW WEST	2011	3	2	1	14	2	22	2
WEST POLLOKSHIELDS	2010	2	4	3	11	9	29	3
ST VINCENT CRESCENT	2005	1	10	6	10	6	33	4
EAST POLLOKSHIELDS	2011	3	8	8	7	9	35	5
GOVAN CAA/CAMP	2016	8	14	8	2	4	36	6
CROSSHILL	2005	1	11	8	8	9	37	7
WOODLANDS	2014	6	6	5	11	9	37	7
PARK	2018	9	3	5	11	9	37	7
DENNISTOUN	2005	1	16	7	10	4	38	10
STRATHBUNGO	2005	1	9	7	12	9	38	10
BRIDGETON CROSS	2011	3	17	7	3	9	39	12
PARKHEAD CROSS CAA/CAMP	2013	5	19	8	1	6	39	12
NEWLANDS	2021	10	5	4	14	6	39	12
SCOTSTOUN	2005	1	12	6	12	9	40	15
POLLOK PARK	2016	8	18	5	7	2	40	15
SHAWLANDS CROSS	2013	5	13	7	9	9	43	17
BROOMHILL	2015	7	7	7	13	9	43	17
DUMBRECK	2021	10	15	6	4	9	44	19
HAZELWOOD	2005	1	25	7	3	9	45	20
VICTORIA PARK	2012	4	20	8	5	9	46	21
CARMUNNOCK	2005	1	22	7	9	9	48	22
WALMER CRESCENT	2005	1	24	8	6	9	48	22
MILLBRAE	2005	1	21	7	15	9	53	24
SNUFFMILL	2005	1	23	8	14	9	55	25