

**PLANNING APPLICATIONS COMMITTEE**

Report by
Executive Director of Neighbourhoods, Regeneration and Sustainability

Contact: Constance Damiani Phone: 0141 287 8675

APPLICATION TYPE Full Planning Permission
RECOMMENDATION **Grant, subject to conditions**

| | | | |
|---------------------|--|--------------------------|---|
| APPLICATION | 24/00026/FUL | DATE VALID | 04.01.2024 |
| SITE ADDRESS | Esquire House 1487 Great Western Road Glasgow G12 0AU | | |
| PROPOSAL | Frontage alterations. | | |
| APPLICANT | JD Wetherspoon PLC Ms Rachel Burton Wetherspoon House Reeds Crescent Watford WD21 1QL | AGENT | Harrison Ince Architects Harrison Ince Sunhouse 2-4 Little Peter Street Knott Mill Manchester M15 4PS |
| WARD NO(S) | 23, Partick East/Kelvindale | COMMUNITY COUNCIL | 02_013, Claythorn |
| CITY PLAN | Residential | | |

REPRESENTATIONS/ CONSULTATIONS**REPRESENTATIONS**

12 representations were received against the application. There were 11 objections: one from Claythorn Community Council and 11 from neighbouring residents. One letter of support was also received. The grounds of objection can be summarised as follows:

- Noise
- Antisocial behaviour
- Increase in the number of customers
- Increase in parking pressure
- Potential for awning/ heat lamp
- Impact on property prices
- Smoke from smoking areas will infiltrate the inside of the building

CONSULTATIONS

None.

SITE AND DESCRIPTION

SITING

The application site is located on the corner of Great Western Road and Fifth Avenue. It is bounded to the east by railway tracks and to the south by a hostel. The nearest residential property is to the west across Fifth Avenue, to the north across Great Western Road

The main building found on the site is a public house which was built around the 1980s according to historic maps, replacing a former public house erected in the 1960s. The front of the building is finished with red bricks and is set back from and separated from Great Western Road by the customer car park. The main entrance for pedestrians is from Fifth Avenue and the building is accessed via a stepped entrance. On either side of these stairs are existing elevated external seating areas. The gable and south rear elevations are white-rendered, and the rear elevation of the building is mainly used for servicing and refuse storage.

PRE-APPLICATION PROCESS

No formal pre-application advice was requested.

APPLICATION PROPOSAL

The proposal is for frontage alterations located on the front north elevation of the building. The existing windows and doors of the public house frontage are all proposed to be replaced.

Existing

On the front elevation, there is a central entrance way with two sets of double doors at ground floor level and four full-length fixed windows at first-floor level. On either side of the main entrance at ground floor level, there are five full-length fixed windows with two doors. There are seven full-length windows at first-floor level. To the west side of the elevation, there are another two smaller windows at ground floor level with two windows of the same size at first-floor level.

Proposed

In the central entrance, the existing set of double doors are proposed to be replaced with four new hardwood double doors at ground floor level. The doors to the left-hand side are proposed to be fire exit door and the ones to the right used for customers' entrance. Above the entrance doors, four new fixed aluminium windows are proposed.

On either side of the central entrance, the existing seven windows at first-floor level are proposed to be replaced with six new aluminium wider windows finished in a semi matt colour. The smaller windows to the side are also proposed to be replaced. The proposed colour is to be confirmed.

PLANNING HISTORY

Development Management

00/00542/DC | External alterations to licensed premises to form balcony and beer garden, frontage alterations | Grant subject to conditions on 03.08.2000

01/03439/DC | Erection of disabled access ramp to front of public house | Grant, subject to conditions on 01.02.2002

06/00067/DC | Erection of open roofed extension to rear of public house | Grant, subject to conditions on 24.06.2008

06/01440/DC | Installation of glazed canopy over entrance \ Grant subject to conditions on 09.06.2006

13/01315/DC | External alterations to licensed premises, including formation of beer garden on raised decking, external lighting and formation of doors and windows | Refuse on 05.09.2013

16/01577/DC | Part use of car park as extended external seating area for licensed premises, to include alterations to car parking access/egress | Withdrawn on 12.09.2016

SPECIFIED MATTERS

Planning legislation now requires the planning register to include information on the processing of each planning application (a Report of Handling) and identifies a range of information that must be included. This obligation is aimed at informing interested parties of factors that might have had a bearing on the processing of the application. Some of the required information relates to consultations and representations that have been received and is provided elsewhere in this Committee Report. The remainder of the information and a response to each points to be addressed is detailed below.

A. Summary of the main issues raised where the following were submitted or carried out

i. Environmental Statement

Not applicable to this application

ii. An appropriate assessment under the Conservation (Natural Habitats etc.) Regulations 1994.

Not applicable to this application

iii. A Design Statement or a Design and Access Statement

No applicable to this application

iv. Any report on the impact or potential impact of the proposed development (for example the Retail Impact, Transport Impact, Noise Impact or Risk of Flooding).

Advise was sought from Environmental Health and given the nature of the application no Noise Impact Assessment was required.

B. Summary of the terms of any Section 75 Planning Agreement

Not required

C. Details of directions by Scottish Ministers under Regulation 30, 31 or 32

These regulations enable Scottish Ministers to give directions.

i. With regards to Environmental Impact Assessment Regulations (Regulation 30)

Not applicable to this application

ii. 1 Requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31)

No direction has been made by Scottish Ministers/ Not applicable

2. Restricting the grant of planning permission

No direction has been made by Scottish Ministers/ Not applicable

iii. 1. Requiring the Council to consider imposing a condition specified by Scottish Ministers

Not applicable to this application

2. Requiring the Council not to grant planning permission without satisfying Scottish Ministers that the Council has considered to the condition and that it will either imposed or need not be imposed.

Not applicable to this application.

POLICIES

NATIONAL PLANNING FRAMEWORK 4

National Planning Framework 4 (NPF4) was adopted on the 13th of February 2023. NPF 4 is the national spatial strategy for Scotland. It sets out spatial principles, regional priorities, national development and natural planning policy for Scotland. The relevant policies are:

Policy 1: Tackling the Climate and Nature Crisis
Policy 14: Design, quality and place

GLASGOW CITY DEVELOPMENT PLAN

Glasgow City Development (CPD) was adopted on 29th March 2017. The application is categorised as a 'local development'. The relevant policies and associated supplementary guidance are:

CDP1: The Placemaking Principle
CDP2: Sustainable Spatial Strategy

SG1: The Placemaking Principle

ASSESSMENT AND CONCLUSIONS

Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (As subsequently amended) require that planning applications be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.

In terms of this application therefore, the determining issues are considered to be:

- i) whether the proposals accord with the provisions of the Development Plan,
- ii) whether material considerations such as consultations or representations, have been addressed satisfactorily in the assessment of this proposal.

DEVELOPMENT PLAN POLICY CONSIDERATIONS

In respect of i), the Development Plan consists of the National Planning Framework 4 and the adopted Glasgow City Development Plan 2017. The relevant policies are outlined below.

Policy 1 – Tackling the Climate and Nature Crisis

Policy 1 is an overarching policy which seeks to encourage, promote and facilitate development that addresses the global emergency and nature crisis. It states that when considering development proposals significant weight will be given to the global climate and nature crisis.

Comment: The proposal is deemed to be in accordance with the overall aims of the policy as it does not cause significant harm in respect of the climate and nature crisis.

Policy 12 – Zero Waste

The policy seeks to encourage, promote and facilitate development that is consistent with the waste hierarchy, reduce and reuse materials in construction.

Comment: The proposal will entail the production and use of new materials for the proposed frontage. An advisory note is proposed to be attached to the decision notice to encourage the applicant to re-purpose the old frontage to prevent it from going to landfill.

Policy 14 – Design, quality and place

The intent of the policy is to encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle.

Comment: The proposed development would not detract from the character and quality of the existing building's frontage. Suitable materials are proposed, and the proposal will retain the large, glazed sections which are part of the building's character. Overall, the proposal has been deemed in accordance with the policy.

CITY DEVELOPMENT PLAN

CDP1 and SG1 – Placemaking Principle

CDP 1 aims to improve the quality of development taking place in Glasgow by promoting a design-led approach. This will contribute towards protecting and improving the quality of the environment, improving health and reducing health inequality, making the planning process as inclusive as possible and ensuring that new development attains the highest sustainability levels. It advises that in order to be successful, new development should aspire to achieve the six qualities of place as defined in draft Scottish Planning Policy and reinforced by Creating Places and Designing Streets.

- It is distinctive;
- It is safe and pleasant;
- It is easy to move around and beyond;
- It is welcoming;
- It is adaptable; and
- It is resource efficient.

CDP 1 also advises that the associated supplementary guidance SG1 Part 1 and Part 2 will provide guidance to promote the overarching Placemaking Principle.

SG1 Placemaking Principle Part 2 contains specific guidance relating to the alterations proposed:

This guidance seeks to ensure that alterations to shops and other commercial buildings enhance the appearance of buildings and the street scene generally, and cause no dis-amenity to neighbours, see also SG1 - Placemaking, Part 1. Small alterations are often made to commercial property, for example, to install a new frontage or canopy, fit a security feature or an air-conditioning system. All of these changes can affect the appearance and visual amenity of both the property and the street scene. When changes are made to properties within residential buildings, they can also have an adverse effect on residential amenity, for example as a result of noise.

Comment: The proposed alterations to the frontage would not detract from the visual amenity of the property and the surrounding streetscape. The proposed replacement windows and bi-fold doors have proportions and detailing which are in keeping with the existing ones. The building is solely in commercial use therefore there are no anticipated impact on residential amenity within the site red line boundary.

Proposals for alterations to shops and other commercial buildings should:

- a) respect the period, style and architectural character of the building;*
- b) not detract from the historic character of a listed building or property within a conservation area, see also SG9 - Historic Environment; and*
- c) not adversely affect residential amenity as a result of noise, vibration, etc.*

Comment: The application site is not a listed building, and it is not located within a Conservation Area. The building is a modern mid-1980s brick clad public house. The existing glazed areas add character to the building and help activate its frontage. The proposed replacement shopfront retains the existing glazed sections and will therefore have a minimal impact on the building's character. There is currently a variation in width in the existing windows and door frames. The proposed development will reinstate uniformity and consistency in the windows/ doors design which would improve the frontage. A condition will safeguard the proposed colour finish is approved in writing by the Planning Authority.

In relation the impact on the surrounding residential amenity, NRS Environmental Health did not raise any concern regarding the noise impact of the development and did not judge that a Noise Impact Assessment is necessary. The site is established as being in use as a Public House since the building has been erected. The front elevation of the building faces away from the neighbouring residential units apart from 1544 Great Western

Road which is located across a busy and noisy dual carriageway. It has been established that there is sufficient distance between the site and the nearest residential dwellings for noise. The dwellinghouse at 1483 Great Western Road to the west of the site across Fifth Avenue is located 30m away from the site's front elevation. The front elevation is located 37m away the nearest window at 8 Fifth Avenue just south of the hostel. The residential building across at 1544 Great Western Road is located 53m away from the site with Great Western Road running in-between. Planning conditions covering the hours of operation of the doors and noise levels are proposed.

All additional fittings to commercial units and shopfronts should not detract from the visual appearance of the building by obscuring the active shop window or adding clutter to the building.

Comment: The development will leave the windows clear of any advertisement clutter to protect the visual appearance of the building.

Frontage Alterations - *The always be designed to take account of the age and style of the buildings in which they are located;*

a) alterations to frontages should always be designed to take account of the age and style of the buildings in which they are located;

b) on older properties (e.g. tenements), the original fascia should be retained or, if it is concealed by a dropped fascia (see Definition), this should be removed and the original fascia reinstated. If a sub-fascia is fitted, this should be glazed (the glazing could be reflective, coloured or etched if it is hiding fittings or existing lowered ceilings). Glazing should run from the bottom of the fascia down to the pavement. A stallriser may be used;

c) lowered ceilings in older buildings can hide original features. In listed buildings, lowered ceilings should be removed to expose the original ceiling. Where lowered ceilings are proposed, they will only be acceptable where they are set back 1 metre behind the glass, or raked back at an angle, to avoid interruption of the glazed shopfront with an incongruous feature;

d) in buildings where timber-framed shopfronts are still the established pattern, then timber should be used for the framing.

Comments: The proposed alterations to the modern building reproduce the established design and retain the architectural style of the existing building. The current shopfront has a combination of timber/ aluminium frames for the windows/ doors. There is therefore justification for aluminium frames instead of timber. This aspect of the policy usually applies to older traditional shopfronts where the historic timber shopfront strongly contributes to the character of the property. Given the modern character of the building and the fact that the entrance doors are already made of aluminium, the proposed change of material can be justified.

CDP2 – Sustainable Spatial Strategy

This overarching policy 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.

Comment: The proposal meets the overall aims of CDP2 as it will support the commercial function of the unit and provides frontage alterations which are in keeping with the character of the building.

MATERIAL CONSIDERATIONS

With regards to iii), whether any material considerations have been raised during the application process that would outweigh the provisions of the statutory Development Plan, the representations and consultations received for this application are material consideration and have been summarised below:

CONSULTATIONS

- None.

OBJECTIONS

- The impact of the noise generated on the surrounding residential dwellings.

Comment: NRS Environmental Health was consulted on the issue of noise relating to the proposed development. No objections were received. The use of the site as Public House has already been established and the proposed development has not been deemed to raise significant increase in noise levels. Conditions safeguarding noise level and the operational hours for the bi-fold doors are proposed to be attached to the decision notice.

- Antisocial behaviour

Comment: This is a Police Scotland matter and is not a material planning consideration. Notwithstanding this there is not an obvious correlation between the introduction of frontage alterations and a change of behaviour of customers.

- Increase in the number of customers.

Comment: The site remains in its existing use. The actual capacity of the premises is not changing therefore it would be unreasonable to consider this as an intensification of use.

- Increase in parking pressure.

Comment: No alterations to the existing parking provisions are proposed; it is not anticipated that the frontage alterations would increase parking pressure within the site.

- Awning/ heat lamp

Comment: Any proposal for awnings would be subject to Planning Permission and an application for further shopfront alterations would be assessed upon its own merit.

- Impact on property prices.

Comment: This is not a material planning consideration

- Smoke from smoking areas will infiltrate the inside of the building.

Comment: This is not a material planning consideration

CONCLUSIONS AND RECOMMENDATIONS

It is considered that the proposed frontage alterations are in accordance with NPF4 and the relevant policies and supplementary guidance of the adopted Development Plan.

Other material considerations, including the consultations responses and the points raised in the letters of objection and representation have been considered but do not outweigh the Development Plan.

Accordingly, it is recommended that planning permission is granted, subject to the following conditions.

SUGGESTED 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 interests 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. Noise from or associated with the completed development (the building and fixed plant) shall not give rise to a noise level, assessed with windows closed, within any dwelling or noise sensitive building in excess of that equivalent to Noise Rating Curve 35 between 0700 and 2200, and Noise Rating Curve 25 at all other times.

Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

03. For the avoidance of doubt, all external colours shall be approved in writing by the planning authority before they or any relevant materials are used on the site and thereafter implemented in the approved manner.

Reason: In order that the works do not detract from the appearance of the building.

04. The doors hereby approved shall be kept closed between 22:00 and 10:00 hours.

Reason: To protect local residents from exposure to noise and disturbance at unsocial hours.

ADVISORY NOTES

01 The applicant is encouraged to repurpose the former frontage to avoid it going to landfill and contribute to the reduction and reuse of materials in construction.

ADVISORY NOTES TO COUNCIL

None

for Executive Director of Neighbourhoods,
Regeneration and Sustainability

DC/ CDAM/
23/04/2024

BACKGROUND PAPERS

PLEASE NOTE THE FOLLOWING:

Any Ordnance Survey mapping included within this report is provided by Glasgow City Council under licence from the Ordnance Survey in order to fulfil its public function to make available Council-held public domain information. Persons viewing this mapping should contact Ordnance Survey Copyright for advice where they wish to license Ordnance Survey mapping/map data for their own use. The OS website can be found at www.ordnancesurvey.co.uk

If accessing this report via the Internet, please note that any mapping is for illustrative purposes only and is not true to any marked scale.