



**Neighbourhoods, Regeneration
and Sustainability**

Glasgow City Council
Exchange House
231 George Street
Glasgow, G1 1RX
www.glasgow.gov.uk

Item 4

24th September 2024

Executive Director
George Gillespie
BEng (Hons) CEng MICE

CHG Architecture Ltd
Marcelo Dominguez
54 Braehead
Lochwinnoch
PA12 4AS

Our ref: DECISION
GCC Application Ref: **23/01840/FUL**

22 February 2024

Dear Sir/Madam

SITE: 26 Victoria Crescent Road Glasgow

PROPOSAL: Amalgamation of ground and basement flatbed dwellings ,formation of patio doors, replacement windows and alterations to outbuilding.

I am obliged to inform you that a decision to refuse your application, **23/01840/FUL** has now been taken.

A copy of the decision notice is attached with any appropriate notes which should be read together with the decision.

The decision notice is a legal document and should be retained for future reference.

Should you require any additional information regarding the decision, please contact the case officer **Constance Damiani** on direct phone **0141 287 8675**, or email **constance.damiani@glasgow.gov.uk**, who will be happy to help you.

Yours faithfully

Head of Planning

Encls.



PLANNING DECISION NOTICE

Full Planning Permission REFUSAL

IN RESPECT OF APPLICATION 23/01840/FUL

**Amalgamation of ground and basement flatted dwellings ,formation of patio doors,
replacement windows and alterations to outbuilding.**

AT

26 Victoria Crescent Road Glasgow

AS SHOWN ON THE FOLLOWING SUBMITTED PLAN(S)

Reason(s) for decision

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. For the reasons noted below, the proposed development would detract from the architectural character and special interest of the Category B listed building and would negatively impact the appearance of the surrounding Glasgow West Conservation Area. It is contrary to Policy 7 Historic Assets and Places of National Planning Framework 4, Policies CDP 1 The Placemaking Principle, CDP 9 Historic Environment and Supplementary Guidance SG 1 Placemaking and SG 9 Historic Environment of the adopted Glasgow City Development Plan.
03. The applicant has failed to submit a report on the conditions of the existing windows to justify the need for replacement, which is contrary to NPF4, Policy 7 - Historic assets and places and the Glasgow City Development Plan, CDP9 & SG9 Historic Environment.
04. The proposed replacement of rear basement windows and doors by wide openings fitted with patio doors would detract from the character and appearance of the Category 'B' listed building which is contrary to NPF4, Policy 7 - Historic assets and places and the Glasgow City Development Plan, CDP9 & SG9 Historic Environment.
05. The proposed erection of partitions to subdivide the communal entrance hall would compromise the proportions of the hall, obscure the staircase and thereby harm the character, integrity and special interest of the Category B listed building, which is contrary to NPF4, Policy 7 - Historic assets and places and the Glasgow City Development Plan, CDP9 & SG9 Historic Environment.

Drawings

The development has been refused in relation to the following drawing(s)

1. 2307D-03 SOUTH ELEVATION AS PROPOSED Received 9 August 2023
2. 2307D-04 NORTH ELEVATION AS PROPOSED Received 9 August 2023
3. 2307D-17 GARDEN SHED AS EXISTING AND PROPOSED Received 8 August 2023
4. 2307D-00 LOCATION AND BLOCK AS PROPOSED Received 8 August 2023

As qualified by the above reason(s), or as otherwise agreed in writing with the Planning Authority



Dated: 22nd February 2024

Head of Planning

THIS DECISION NOTICE SHOULD BE READ WITH THE ATTACHED ADVICE NOTES

IMPORTANT NOTES ABOUT THIS REFUSAL OF PLANNING PERMISSION

BY THIS NOTICE, YOUR PROPOSAL HAS BEEN REFUSED.

RIGHTS OF APPEAL

If you are not satisfied with this refusal of planning permission, you may request a review within **three months** of the date on this notice. Please note that the right of appeal is to the Planning Local Review Committee of the Council and **not** to Scottish Ministers.

Before pursuing a review, you should consider contacting your case officer to discuss whether there are changes which could be made to the proposed development to make it acceptable. The case officer's contact details are on the letter accompanying this Decision Notice. Your case officer can also advise on how a fresh application could be submitted. Please note that if you do submit a fresh application within 12 months, you would be unlikely to have to pay a further planning fee.

Before contacting the case officer, you would be well advised to view the report on the application. It is available for inspection [online](#). The report explains how the decision was reached and should help you decide whether to proceed with further discussion or a review. If your application was granted subject to conditions, it may be clear from the terms of the report that any conditions which you might be concerned about are necessary.

A notice of review must be served on the Planning Local Review Committee by submitting online at <https://www.eplanning.scot/ePlanningClient/>

The notice of review must include a statement setting out your reasons for requiring the Planning Local Review Committee to review this case. You must state by what procedure (written representations, hearing session(s), inspection of application site) or combination of procedures you wish the review to be conducted. However, please note that the Planning Local Review Committee will decide on the review procedure to be followed.

You must also include with the notice of review a copy of this decision notice, the planning application form, the plans listed on the decision notice and any other documents forming part of the proposed development as determined. If you have a representative, you must give their name and address. Please state whether any notice or other correspondence should be sent to the representative instead of to you.