

REPORT OF HANDLING FOR APPLICATION 23/01840/FUL

ADDRESS:	26 Victoria Crescent Road Glasgow	Item 3 24th September 2024
PROPOSAL:	Amalgamation of ground and basement flatted dwellings, formation of patio doors, replacement windows and alterations to outbuilding.	

DATE OF ADVERT:	1 September 2023
NO OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED	Two objections were received against the proposal: one from Friends of Glasgow West and one from the Architectural Heritage Society for Scotland. The grounds of objection can be found below: - The proportions of the entrance hallway should be preserved. <u>Response:</u> Agreed, see 'Other Comments' section. - The window to doors conversion on the rear elevation is contrary to the policy. <u>Response:</u> Agreed, see 'Other Comments' section.
PARTIES CONSULTED AND RESPONSES	None required. For reference, Historic Environment Scotland and NRS Heritage were consulted on the associated listed building application REF 23/01841/LBA. NRS Heritage recommended to refuse the listed building applicant and commented on the external alterations proposed forming part of this development – see below. <i>If supported by a condition survey to justify the proposed change, the installation of double glazed, timber, sash and case windows to match existing would be supportable, subject to appropriate safeguarding conditions.</i> <i>The proposed the shed extension raises no significant issues, subject to conditions regarding materials and external colour. However, replacement of all rear basement window and door openings by two large glazed openings approx. 2.09m wide and 2.45m wide would detract from the fenestration and architectural integrity of the listed building and, as such, is contrary to relevant policies and supplementary guidance of the adopted development plan.</i>
PRE-APPLICATION COMMENTS	No pre-application advice was sought.

EIA - MAIN ISSUES	NONE
CONSERVATION (NATURAL HABITATS ETC) REGS 1994 – MAIN ISSUES	NOT APPLICABLE
DESIGN OR DESIGN/ACCESS STATEMENT – MAIN ISSUES	NOT APPLICABLE
IMPACT/POTENTIAL IMPACT STATEMENTS – MAIN ISSUES	NOT APPLICABLE
S75 AGREEMENT SUMMARY	NOT APPLICABLE
DETAILS OF DIRECTION UNDER REGS 30/31/32	NOT APPLICABLE
NPF4 POLICIES	The National Planning Framework 4 (NPF4) is the national spatial strategy for Scotland up to 2045. Unlike previous national planning documents, the NPF4 is part of the statutory Development Plan and Glasgow City Council as planning authority must

	assess all proposed development against its policies. The following policies are considered relevant to the application: Policy 7 Historic assets and Places
CITY DEVELOPMENT PLAN POLICIES	The City Development Plan consists of high-level policies with statutory Supplementary Guidance. The following policies were considered when assessing the application: CDP1: The Placemaking Principle CDP2: Sustainable Spatial Strategy CDP9: Historic Environment SG1: The Placemaking Principle Part 2. SG9: Historic Environment
OTHER MATERIAL CONSIDERATIONS	Category 'B' Listed Building Glasgow West Conservation Area
REASON FOR DECISION	The proposal was considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's accordance with the Development Plan.

	COMMENTS
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PLANNING HISTORY	Development Management			
	Ref	Proposal	Decision Issued	Decision
	14/02735/DC	Erection of single storey extension to rear of listed building.	26.01.2015	RF
	15/00612/DC	Erection of conservatory to rear of dwelling ## WITHDRAWN ##	21.07.2015	IW
	15/01640/DC	Internal and external alteration of category B listed building comprising of the erection of a single storey timber conservatory to the rear elevation	12.08.2015	GC
	15/01641/DC	Internal and external alteration of category B listed building comprising of the erection of a single storey timber conservatory to the rear elevation	12.08.2015	GC
	13/01412/DC	Erection of conservatory to rear elevation of flat.	22.10.2013	RF
	13/01418/DC	Erection of uPVC conservatory to rear elevation of listed flat.	22.10.2013	RF
	20/00871/FUL	Erection of single storey extension to rear of flatted dwelling.	13.05.2020	GC
	20/01089/LBA	Erection of single storey extension to rear of flatted dwelling.	12.06.2020	GC
	23/01840/FUL	Amalgamation of ground and basement flatted dwellings ,formation of patio doors, replacement windows and alterations to outbuilding.		PCO
	07/00049/DC	Alterations to install replacement dormer windows to flatted property	21.02.2007	GC
	07/00050/DC	Installation of replacement dormer windows to listed building	15.03.2007	GC
	13/01412/DC	Erection of conservatory to rear elevation of flat.	22.10.2013	RF
	13/01418/DC	Erection of uPVC conservatory to rear elevation of listed flat.	22.10.2013	RF
	15/00612/DC	Erection of conservatory to rear of dwelling ## WITHDRAWN ##	21.07.2015	IW

SITE VISITS (DATES)	19.10.2023: Site visit with case officer, agent and applicant.
SITING	The application site occupies the basement and ground floor flats in a two-storey with basement and attic mid-terrace townhouse which was subdivided into four flats in the 1970s, prior to the building being listed. The site is part of the Category 'B' listed terrace of 3-bay houses at 6-34 Victoria Crescent Road in Glasgow West Conservation Area.
DESIGN AND MATERIALS	Proposed external alterations include replacement of ground floor sash and case windows on the front and rear elevations with double glazed timber sash and case windows. Two windows to the front and five windows to the rear are proposed to be replaced. To the rear, the single basement window would be replaced by a wider 2.09m opening with glazed sliding patio doors and the rear door, kitchen window and wall between would be replaced by a 2.45m wide opening with glazed patio doors. A downpipe would be redirected to accommodate one of the openings. The bin store shed which abuts the rear elevation and serves a communal refuse chute would be extended into the raised garden.
DAYLIGHT	N/A
ASPECT	The site fronts Victoria Crescent Road and Victoria Crescent Lane runs at the rear.
PRIVACY	N/A
ADJACENT LEVELS	N/A
LANDSCAPING (INCLUDING GARDEN GROUND)	N/A
ACCESS AND PARKING	N/A
SITE CONSTRAINTS	Category 'B' Listed Building Glasgow West Conservation Area
OTHER COMMENTS	<u>Assessment of Planning Application</u> When an application is made, it shall be determined in accordance with the Development Plan unless material considerations dictate otherwise. In addition, under the terms of Section 64 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 requires the Council to pay special regard to any buildings or other land in a Conservation Area, including the desirability of preserving or enhancing the character or appearance of that area. By Section 59 of the same Act, the Council is required to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. The issues to be taken into account in the determination of this application are therefore considered to be: a) whether the proposal accords with the statutory Development Plan; b) whether the proposal preserves or enhances the character or the appearance of Listed Building and of the Conservation Area; c) whether any other material considerations (including objections) have been satisfactorily addressed. In respect of (a), the Development Plan comprises NPF4 adopted on the 13th of February 2023 and the Glasgow City Development Plan adopted on the 29th of March 2017 NATIONAL PLANNING FRAMEWORK 4, ADOPTED 2023 <u>Policy 7 Historic Assets and Places</u> The intent of the policy is to protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places. <i>c) 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.</i>

d) 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.*

Officer's Comment

The proposal has been considered to be in accordance with NPF4 as it will be in keeping with the special character and interest of the listed building and will preserve the character of the surrounding conservation area. Further details regarding the assessment of the proposed alterations can be found later in this report.

GLASGOW CITY DEVELOPMENT PLAN, ADOPTED 2017

Policies CDP 1 (The Placemaking Principle) and CDP 2 (Sustainable Spatial Strategy) are overarching policies which, together with their associated Supplementary Guidance, must be considered for all development proposals to help achieve the key aims of the City Development Plan.

CDP1 & SG1 Placemaking Principle

CDP1 seeks a holistic, design-led approach to development. SG 1 Part 1 states placemaking priorities in the Historic Environment are:

- a) Protecting and enhancing the unique character of historic buildings, structures and settings;*
- b) Promoting new development of the highest design and material quality which respects and integrates with the existing historic environment.*

CDP9 & SG9 Historic Environment

CDP 9 Historic Environment and its supplementary guidance SG9 specifically target the historic environment and alteration to listed buildings.

Works to Listed Buildings must be carried out in a way which protects their character as buildings of special architectural and historic interest. Listed Buildings must be allowed to adapt to new uses and the Council will respond favourably to creative ideas and good design, to ensure their retention, subject to other policies in the Plan and supporting supplementary guidance, particularly Placemaking.

Replacement of Windows in Listed Buildings - In the case of any Listed Building, Listed Building Consent and Planning Permission are required for the removal and/or replacement of an existing window. Repairs to traditional/original windows using the original materials ("like for like") do not require either Planning Permission or Listed Building Consent.

Replacement 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.*

Officer's Comment

No report on the conditions of the existing windows has been submitted which would justify the need for replacement as per the policy guidance. The applicant has failed to demonstrate the need for replacement windows which is contrary to the policy.

Conversion of Windows to Doors - All proposals for a new door from a flat to a communal backcourt/garden will firstly have to meet the standards set out in SG 1: The Placemaking Principle - Detailed Design Guidance on Development Affecting Residential Property.

	<i>Owners sometimes wish to form an exterior access to the rear garden of their property by converting existing windows to doors, often in the style of french doors. Such an alteration may, in some cases, be a prominent feature and is likely only to be acceptable where:</i> <i>a) the proposed alteration does not impact on the architectural integrity of the building or unity of a building group;</i> <i>b) the proposed doors replicate the design of the existing windows, as far as is practicable;</i> <i>c) the topmost point of the lower panels of the doors align with the existing window cill height;</i> <i>d) the lower panels comprise traditionally detailed solid timber fielded panels;</i> <i>e) the proposed doors are no wider than the existing window; and</i> <i>f) all proposals for a new door from a flat to a communal backcourt/garden will firstly have to meet the standards set out in SG 1: The Placemaking Principle - Detailed Design Guidance on Development Affecting Residential Property.</i> Officer's Comment On the rear elevation at basement level, the existing windows measure circa 1m and 1.02m in width and the proposed glazed opening are larger with a width of circa 2.09, and 2.45m. The proposed door design is not in keeping with the policy recommendation whereby lower panels should align with the existing window cill and be comprised of timber panels. The proposed sliding doors are wider than the existing windows and the proposed design is not in keeping with the policy recommendation. The proposed replacement of all rear basement window and door openings by two large glazed opening would significantly detract from the fenestration and architectural integrity of the listed building. <i>Domestic Garages, Sheds and Outbuildings</i> - <i>The design of garages, sheds and outbuildings should incorporate a ridged or mono-pitched roof, and walls in a material sympathetic to the main property; green roof systems or designs incorporating a contemporary modern design and materials will be considered on their own merits.</i> <i>Alternatively, a good quality timber structure with ridged felt roof may be acceptable dependent on prevailing architecture within the area. Paintwork should match the colour scheme of the dwelling.</i> <i>Garages, sheds and outbuildings should be located to the rear of the property or where least open to public view. The structure should be subsidiary in scale and sympathetic in design, and should respect the character of the Listed Building and/or Conservation Area.</i> Officer's Comment The proposed extension of the garden shed would be acceptable subject to conditions relating to material, colour finish to ensure that the proposal respect the character of the Listed Building. In relation to b), the proposal has not been deemed to preserve the special architectural and historic interest of the listed building and it will negatively impact the visual amenity of the surrounding conservation area. In relation to c), the objections and comments received against the application have been addressed earlier in this report. Overall, and for the reasons listed above it is recommended that the application is refused.
RECOMMENDATION	Refuse

Date: 21.02.2024	DM Officer	Constance Damiani
Date: <u>22/02/2024</u>	DM Manager	Mark Thomson

REASONS FOR REFUSAL

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 shall not be implemented in accordance with the drawing(s)

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

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