



Glasgow City Council
Planning Local Review Committee

Item 1

24th September 2024

Report by Executive Director of Neighbourhoods,
Regeneration and Sustainability

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**24/00047/LOCAL – 26 Victoria Crescent Road
Amalgamation of ground and basement flatted dwellings, formation of
patio doors, replacement windows and alterations to outbuilding.**

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): 23

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 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.
- 1.2 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 (Note: the replacement windows have been installed).
- 1.3 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.

2 DEVELOPMENT PLAN POLICIES

- 2.1 The relevant National Planning Framework 4 (NPF4) and City Development Plan (CDP) policies and Supplementary Guidance are:

Policy 7 Historic Assets and Places

CDP1: The Placemaking Principle

CDP9: Historic Environment

SG1: The Placemaking Principle Part 2.

SG9: Historic Environment

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. 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.

4 APPEAL STATEMENT

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

Statement of Review

- The proposal is in accordance with NPF 4, in the sense that it is in keeping with the special character and interest of the listed building, and will preserve the character of the surrounding conservation area.
- Although no report on the condition of the existing windows has been submitted, the replacement windows are timber, sash and case, and match the originals in their design, profile, method of opening and materials.
- The applicant did not realise that planning permission and listed building consent would be required before installation, as the windows were like for like replacements.
- The patio doors are not the same width as the basement windows, however the doors to the lounge matched the width of the window above, and the doors to the kitchen were comparable to the width of the kitchen window and door.
- The window panels do not align with the existing cill, and the doors could better replicate the design of the existing windows. A planning condition could be attached to this effect, as applied elsewhere in the vicinity (see photograph of 2 Bowmont Terrace).
- The impact of the patio doors is lessened due to the less elaborate detail on the rear elevation, and the limited visibility from public areas.
- Planning permission and listed building consent for a single storey extension has been granted at this address, following assessment against the same policies and guidance.

5 RELEVANT PLANNING HISTORY

Listed Building Consent Appeal

5.1 24/00050/LBAA | Internal and external works associated with amalgamation of ground floor and basement flatted dwellings. | 26 Victoria Crescent Road Glasgow – **Part allowed/ part dismissed**

- Installation of patio doors on the rear elevation - listed building consent **refused**
- Internal alterations, replacement of existing sash and case windows to ground floor front and rear elevations (in retrospect), extension of the existing garden shed and redirection of a downpipe on the rear elevation – listed building consent **granted**

6 REPRESENTATIONS AND CONSULTATIONS

6.1 There were two representations to the planning application, 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.
- The window to doors conversion on the rear elevation is contrary to the policy.

6.2 There were no representations to the Review.

7 COMMITTEE CONSIDERATIONS

7.1 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.

7.2 The following are the relevant policy considerations:

7.3 **NPF4 Policy 7 - Historic Assets and Places, CDP9/SG9 - Historic Environment**

The intent of **Policy 7** is to protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.

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.

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.

7.4 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.
- Committee should note that no report on the condition of the existing windows has been submitted which would justify the need for replacement.
 - Committee should consider whether the proposed windows are appropriate replacements.

7.5 CDP1/SG1 Parts 1 and 2 – The Placemaking Principle

Policy CDP1: The Placemaking Principle 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.

7.6 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.

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:

/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;

e) the proposed doors are no wider than the existing window; and

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.

- Committee should note that the proposed doors are not consistent with this guidance in terms of matching existing window width, cill height and design.
- Committee should consider whether the proposed patio doors would detract from the fenestration and architectural integrity of the listed building, or whether an exception to SG 1 guidance may be made.

7.7 Domestic Garages, Sheds and Outbuildings

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. 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. 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.

- Committee should note that the extension of the garden shed is consistent with this guidance, subject to conditions relating to material, colour finish to ensure that the proposal respects the character of the Listed Building.

8 COMMITTEE DECISION

8.1 The options available to the Committee are:

- a. Grant planning permission, with or without conditions;
- b. Refuse planning permission; or
- c. Continue the application for further information.

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 n/a

*Glasgow's net zero
carbon target?*

**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

9 RECOMMENDATIONS

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