



Planning Applications Committee

Report by Executive Director of Neighbourhoods,
Regeneration and Sustainability

Contact: Laura Johnston Phone: 0141 287 8485

Item 2(b)

17th September 2024

Application Type Listed Building Consent

Recommendation Grant subject to conditions

Application	24/01158/LBA	Date Valid	23.05.2024
Site Address	83 Langside Drive Glasgow G43 2SX		
Proposal	Internal and external alterations to listed building		
Applicant	The Beeches Glasgow Ltd. (SC652904) 4 Marchburn Drive Paisley PA3 2SJ	Agent	NVDC Architects Farahbod Nakhaei 10 High Craighall Road Glasgow G4 9UD
Ward No(s)	02, Newlands/Auldburn	Community Council	02_094, Newlands & Auldhous
Conservation Area	Newlands	Listed	Category B
Advert Type	Affecting a Conservation Area/Listed Building	Published	07.06.2024
City Plan	City Development Plan		

Representations/Consultations

Representations:

In total 31 representations (including 2 which were late) have been received, all of which object to the planning application, including 1 from The Architectural Heritage Society of Scotland. The points of objection are summarised below:

Objections (31):

- Increase in traffic and road safety concerns
- Loss of amenity
- Detrimental to the character and appearance of the area
- Proposal will damage the listed building, its setting and the conservation area
- Commercial venture inappropriate for conservation area
- Short term let at odds with residential status of the surrounding area
- Development would set precedent if granted
- Parking to the front of the listed building/within conservation areas is contrary to policy and would have a detrimental effect on aesthetics of the site and neighbourhood
- Excessive number of parking spaces on site
- Site design
- No delineation of garden space between individual unit and family home
- Lack of detail of internal finishes, materials and original features

- Loss of privacy
- Small scale rooms
- Waste management concerns
- On-site management concerns
- Noise concerns and disruptive to residents
- Loss of trees
- Ownership
- Licence would be required for short term let
- Existing use of building
- Contrary to development plan
- Defective public notice

Consultations:

No external consultations required.

Site and Description

The application site is a detached Victorian sandstone villa, with an associated modern rear extension and its grounds which is bounded by Langside Drive to the north west and Burnhead Road to the south west. The site is a corner plot with residential properties on the north east and south east.

Formerly used as an 18 bed care home (Class 8), in 2004, the building was subject to a fire and since then, the building has lay vacant. Owing to the length of time the building has laid vacant the previous use as a care home has been abandoned and the building therefore has no lawful use.

The building is Category B Listed and is located within Newlands Conservation Area.

The site is gently sloping with original vehicle accesses onto the main roads. The property is located within an established residential area in Local Ward 2 – Newlands/Auldburn

Site History

The application site has a significant planning history.

- **04/01336/DC** – Use of care home as three houses, one flat and one maisonette, and alterations. – **Granted subject to conditions**
- **04/01337/DC** – Internal and external alterations to form three houses, one flat and one maisonette. – **Granted subject to conditions**
- **06/03176/DC** – External alterations to listed building (former nursing home) to form residential units, and erection of new build flatted development with associated car parking – **Refused**
- **06/03177/DC** – Demolition of extension and garage to former nursing home, with internal and external alterations to listed building to form five flats – **Granted subject to conditions**
- **08/01152/DC** – Erection of residential development and external alterations to listed building to form residential units with associated car parking – **Granted subject to conditions**
- **08/01153/DC** – Demolition of extension and garage to former nursing home with internal and external alterations to listed building to form five flats – **Granted subject to conditions**
- **10/01830/DC** – External alterations to listed property to reinstate roof and dormers – **Granted subject to conditions**
- **10/01831/DC** – External alteration to listed property to reinstate roof and dormers – **Granted subject to conditions**
- **14/02363/DC** – Internal alterations to listed building (part retrospective) – **Granted subject to conditions**
- **17/00882/DC** – Installation of telecommunications cabinet on footway – **Granted subject to conditions**
- **19/03130/LBA** – Use of care home (class 8) as childrens daycare nursery and early learning centre (class 10) – **Withdrawn**
- **19/03131/FUL** – Use of care home (Class 8) as childrens day-care nursery and early learning centre (Class 10) and formation of hardstanding. – **Refused**
- **21/02515/FUL** – Use of care home (Class 8) as children's day care nursery and early learning centre (Class 10) and associated works – **Withdrawn**
- **21/03364/PLU** – Use of care home (Class 8) as residential school (Class 8) – **Withdrawn**
- **22/00677/ELU** – Use of property as residential care home – **Refused Lawful Use**

- **23/03044/LBA** – Internal and external alterations – **Withdrawn**
- **23/03045/FUL** – Sub-division and use of Care Home (Class 8) as one dwellinghouse (Class 9) two properties to be used for short term let (Sui generis) and external alterations. – **Withdrawn**

Proposal

Application Description

The application seeks listed building consent for internal alterations to a Category B listed building and external alterations within its curtilage.

The building consists of a large sandstone villa with a non-original extension positioned to the rear.

The internal alterations consist of the removal of non-original partition walls and doors and the formation a new door opening.

No external alterations to the building have been proposed, however, there are alterations proposed within the curtilage including a gravel driveway to the front of the villa and a cycle and bin store behind an existing garage within the application site.

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 of the points to be addressed, is detailed below.

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

i. an environmental statement

Not applicable

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

Not applicable

iii. a design statement or a design and access statement

Design and Access Statement submitted.

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)

Not applicable

B. Summary of the terms of any Section 75 planning agreement

Not applicable

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

These Regulations enable Scottish Ministers to give directions

i. with regard to Environmental Impact Assessment Regulations (Regulation 30)

Not applicable

ii.

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

Not applicable

2. restricting the grant of planning permission

Not applicable

iii.

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

Not applicable

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

Policies

NPF 4 Policies

The relevant NPF 4 policies covered in the assessment below are as follows:

Policy 1. Tackling the climate and nature crises

Policy 2. Climate mitigation and adaptation

Policy 7. Historic assets and places

City Development Plan Policies

The Glasgow City Development Plan (CDP) was adopted on 29 March 2017 of which the following policies and supporting guidance are relevant:

CDP 1 & SG 1 – Placemaking

CDP 9 & SG 9 – Historic Environment

Other Material Considerations

None.

Assessment and Conclusions

Section 59 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997, requires the Council 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 preserves the special character of the Listed Building; and
- b) whether any other material considerations (including objections) have been satisfactorily addressed.

In respect of (a) it is important to consider the existing character of the building, its merits for listing and the potential impact of the proposal.

The building was subject to listing on 17.06.1992 (LB reference 33933) the detailed description of which, provided by Historic Environment Scotland, states:

Circa 1900. Large asymmetrical villa with Tudor details including mullioned and transomed windows, gables with kneeler skewputts. 2-storey with attics; stone cleaned stugged and snecked ashlar, polished dressings. Near centre gabled entrance bay, squat columns support open archway with sculpture over, door with sidelights set within; advanced gabled bay right, broad-eaved to left and with canted ground floor window; open 1st floor loggia at SW corner; S flank also with pair asymmetrical gables; stepped stair window to rear. Stacks with projecting caps, slate roofs. (much good quality interior ornament, timber and stone carving, decorative plasterwork). Boundary wall also stone cleaned, battered circular piers with domed caps, timber gates probably original.

To assist with assessing the impact on a listed building the Development Plan contains specific policies

and guidance. The Development Plan comprises National Planning Framework 4 (NPF4) which was adopted on 13th February 2023 and the Glasgow City Development Plan which was adopted on 29th March 2017.

National Planning Framework 4

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 1 (Tackling the climate and nature crises) and Policy 2 (Climate mitigation and adaptation) are applicable to all new development and must be considered in light of the proposals impact on the environment.

Comment:

The aim of the policy is to encourage, promote and facilitate development that addresses the global climate emergency and nature crisis. The proposed development consists of the adaption and reuse of a vacant building. The proposal is such that it would not have a significant impact on the climate.

The proposal complies with **Policies 1 and 2.**

Policy 7. Historic assets and places

Policy 7 aims to protect and enhance historic environment assets and places. 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.*

Comment: The property is a Category B listed building. Internal alterations to the building are proposed for the reuse of the vacant listed building.

The proposed internal alterations largely consist of the removal of non-original partition walls. The internal alterations would not affect any historic features within the property. There are no proposed external alterations to the building itself.

Lockboxes, associated with the 5 holiday let units, are proposed, however, these will be restricted to the rear extension and positioning can be obtained via a planning condition. The alterations within the curtilage of the building do not raise any concerns, however, planning conditions can be applied to obtain finishing details to safeguard the character of the listed building. Overall, the proposed alterations are not considered to detract from the character, special architectural or historic interest or the setting of the listed building.

The proposal accords with **Policy 7: Historic assets and places.**

NFP 4 Conclusion:

The proposed development is considered to accord with Policy 1 and 7 of NPF4.

Glasgow City Development Plan

CDP 1: The Placemaking Principle

Policy CDP1 is an overarching Policy which must be considered for all development proposals to help achieve the key aims of the Glasgow City Development Plan. This Policy 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.

Supplementary Guidance SG1 'Placemaking' supports CDP1 and comprises two parts. Part 1 provides the context and approach of Placemaking established in Policy CDP1 and Part 2 contains detailed assessment criteria for small-scale development.

SG1 focusses on protecting the amenity of existing and proposed occupants with standards set with respect to private garden ground, car parking design and layout, daylighting and privacy as well as the visual effects of physical development.

SG1 does provide specific guidance on the reuse and protection of listed buildings, much of which is also reflected within CDP9.

CDP 9: Historic Environment

This policy aims to ensure the appropriate protection, enhancement and management of Glasgow's heritage assets. The Council will protect, conserve and enhance the historic environment in line with Scottish Planning Policy/Scottish Historic Environment Policy for the benefit of our own and future generations. The Council will assess the impact of proposed developments and support high quality design that respects and complements the character and appearance of the historic environment and the special architectural or historic interest of its listed buildings, conservation areas, scheduled monuments, archaeology, historic gardens and designed landscapes and their settings. The Council is unlikely to support development that would have a negative impact on the historic environment.

Supplementary Guidance SG 9: Historic Environment provides more specific guidance regarding certain alterations to buildings. Specific to this planning application SG9 includes guidance on Circulation and Access, Arrangement of rooms and other development within the curtilage, including alterations to boundary walls.

Comment:

Overall, as stated above the proposed alterations to the internal layout are considered acceptable and would not result in a loss of historical features. Many of the non-original partition walls would be removed, apart from one. Unfortunately during its use as a care home many original features such as corning and ceiling roses, picture rails etc have been lost. But the original timber staircase remains and would not be altered.

The original stone wall, gate and piers are to be retained and gravel is proposed for the driveway which is in accordance with SG 9. A planning condition can be applied to obtain the finishing material of the driveway to ensure it does not detract from the character of the listed building.

The site plan identifies parking spaces within the proposed driveway. These are located to the side of the building and along the north east boundary. Whilst SG 9 states parking should not be located within the garden, the proposed spaces form part of the driveway area and are not considered to detract from the character of the listed building. In this instance, the spaces outlined on the plan are considered acceptable.

City Development Plan Conclusion

Overall, the development is considered to accord with CDP 1, SG1, CDP 9 and SG 9.

In regards to **(a)** the proposals compliance with the development plan provides comfort that the special character of the building would be protected.

In respect of **(b)**, other material considerations include the views of statutory and other consultees and the contents of letters of objection and letters of support. This application did not require or generate any consultee comments. As noted above, in total 31 representations have been received, all of which object to the planning application.

In responding to the concerns raised the proposal has been subject to a previous application, withdrawn. This new submission has taken into account previous concerns and removed alterations to the existing boundary wall and redesigned aspects of the driveway.

The concerns regarding the potential impacts on the listed building have been addressed above. Those comments regarding the use and the inclusion of holiday lets are not relevant to the determination of this listed building application.

CONCLUSION

On the basis of the foregoing, it is recommended that listed building consent be granted subject to conditions.

Approved Drawings

The development shall be implemented in accordance with the following approved drawings:

1. A LOCATION PLAN- E(0)001 Received 26 April 2024
2. GROUND FLOOR DOWNTAKINGS AS PROPOSED- L(18)100 Received 26 April 2024
3. FIRST FLOOR DOWNTAKINGS AS PROPOSED-L(18)101 Received 26 April 2024
4. GROUND FLOOR PLAN AS PROPOSED- P(4)100 Received 26 April 2024
5. FIRST FLOOR PLAN AS PROPOSED-P(4)101 Received 26 April 2024
6. ATTIC PLAN AS PROPOSED-P(4)102 Received 26 April 2024
7. SITE PLAN AS PROPOSED-P(4)200 Received 26 April 2024
8. P(4)105 ACCOMMODATION MIX DIAGRAM Received 21 May 2024

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

Conditions and Reasons

01. Prior to first use of any short term let, details of the lock boxes including their location, shall be submitted to and approved by the Planning Authority. For the avoidance of doubt, lock boxes should be located at the rear and at the entrances to the modern extension.

Reason: To safeguard the character of the listed building.

02. Before any work on the site is begun, details of refuse and recycling storage areas and bins for shall be submitted to and approved in writing by the planning authority. These facilities shall be completed before the development/the relevant part of the development is occupied.

Reason: To safeguard the character of the listed building.

03. Before the occupation of the development, finishing details of the cycle storage shall be submitted to and agreed in writing by the Planning Authority.

Reason: To safeguard the character of the listed building.

for Executive Director of Neighbourhoods, Regeneration and Sustainability

DC/ LJOH/16/08/2024

BACKGROUND PAPERS

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