

## REPORT OF HANDLING FOR APPLICATION 23/03127/FUL

<b>ADDRESS:</b>	262 Woodlands Road Glasgow G3 6NE	Item 3  8th October 2024
<b>PROPOSAL:</b>	Frontage alterations.	

<b>DATE OF ADVERT:</b>	26 January 2024
<b>NO OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED</b>	<p>35 neighbour notification letters were issued. The application was advertised in the local press and was included on the Weekly List of Applications.</p> <p>One public representation was received from the Architectural Heritage Society of Scotland. This was to object to the proposal on the following grounds:</p> <ul style="list-style-type: none"> <li>- The existing, original canted fascia should not be covered up, as proposed.</li> <li>- All signage should be confined to the original fascia area.</li> <li>- The proposed roller shutter is contrary to policy.</li> </ul> <p><b>Comment:</b> Agreed on all points. This is discussed in the 'Other Comments' section below.</p>
<b>PARTIES CONSULTED AND RESPONSES</b>	None.
<b>PRE-APPLICATION COMMENTS</b>	<p>The applicant and agent did not seek pre-application advice or discussions with Glasgow City Council prior to submission of this application. Therefore, the case officer was unable to provide advice on whether the proposed development complied with the relevant Policy and Guidance of NPF 4 and the City Development Plan.</p> <p>The Council has formalised the means for obtaining pre-application advice of this type in order to make this stage of the Planning process more accessible and efficient for applicants, agents and Planning staff. The Council welcomes pre-application discussions between the applicant, their agent(s) and its planning staff in advance of making an application for any scale of development. As stated above, the agent and applicant failed to avail themselves of this service.</p>

<b>EIA - MAIN ISSUES</b>	NONE
<b>CONSERVATION (NATURAL HABITATS ETC) REGS 1994 – MAIN ISSUES</b>	NOT APPLICABLE
<b>DESIGN OR DESIGN/ACCESS STATEMENT – MAIN ISSUES</b>	NOT APPLICABLE
<b>IMPACT/POTENTIAL IMPACT STATEMENTS – MAIN ISSUES</b>	NOT APPLICABLE
<b>S75 AGREEMENT SUMMARY</b>	NOT APPLICABLE
<b>DETAILS OF DIRECTION UNDER REGS 30/31/32</b>	NOT APPLICABLE
<b>NPF4 POLICIES</b>	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.

	<p>The following policies are considered relevant to this application:</p> <p><b>Policy 1:</b> Tackling the climate and nature crises</p> <p><b>Policy 2:</b> Climate mitigation and adaptation</p> <p><b>Policy 7:</b> Historic assets and places</p> <p><b>Policy 14:</b> Design, quality and place</p>
<b>CITY DEVELOPMENT PLAN POLICIES</b>	<p>The City Development Plan consists of high-level policies with statutory Supplementary Guidance.</p> <p>The following policies were considered when assessing the application:</p> <p><b>CDP1:</b> The Placemaking Principle and <b>SG1:</b> The Placemaking Principle (Part 2)</p> <p><b>CDP9</b> and <b>SG9:</b> Historic Environment</p>
<b>OTHER MATERIAL CONSIDERATIONS</b>	None
<b>REASON FOR DECISION</b>	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.

	<b>COMMENTS</b>
<b>PLANNING HISTORY</b>	23/03126/ADV: Display of two internally illuminated fascia signs – PCO
<b>SITE VISITS (DATES)</b>	Not required. This application was determined using the information supplied by the applicant in combination with online resources.
<b>SITING</b>	<p>The application site is situated on the ground floor of a blond sandstone corner unit, with Woodlands Road to the west and Woodlands Drive to the south.</p> <p>The proposal site is within the Woodlands Conservation Area and is considered within the Conservation Area Appraisal as an 'unlisted building of merit'.</p> <p>The proposal site lies within Ward 11 – Hillhead and sits within the Woodlands Local Town Centre.</p>
<b>DESIGN AND MATERIALS</b>	<p>The proposal is to alter the frontage of the retail unit as follows:</p> <p>Woodlands Road elevation:</p> <ul style="list-style-type: none"> <li>- Replace the existing shopfront with black aluminium.</li> <li>- Remove the existing dropped fascia and re-instate fanlight glazing.</li> <li>- Place new illuminated fascia board on original fascia level, and allow for roller shutter housing behind.</li> </ul> <p>Woodlands Drive elevation:</p> <ul style="list-style-type: none"> <li>- Replace the existing shopfront with black aluminium.</li> <li>- Place new fascia board on original fascia level. It is unclear if roller shutters are intended on this elevation.</li> <li>- Replace two existing windows with new bi-fold doors.</li> <li>- Amend fenestration pattern so that all windows are aligned.</li> <li>- Install a black painted solid timber fire escape door.</li> </ul>
<b>DAYLIGHT</b>	NOT APPLICABLE
<b>ASPECT</b>	NOT APPLICABLE
<b>PRIVACY</b>	NOT APPLICABLE
<b>ADJACENT LEVELS</b>	NOT APPLICABLE

<b>LANDSCAPING (INCLUDING GARDEN GROUND)</b>	NOT APPLICABLE
<b>ACCESS AND PARKING</b>	NOT APPLICABLE
<b>SITE CONSTRAINTS</b>	The applications site sits within the Woodlands Conservation Area.
<b>OTHER COMMENTS</b>	<p>Sections 25 and 37 of the Town and Country Planning (Scotland) Acts require that when an application is made, it shall be determined in accordance with the Development Plan unless material considerations dictate otherwise. Section 64 of the same Act 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.</p> <p>The issues to be taken into account in the determination of this application are therefore considered to be:</p> <ul style="list-style-type: none"> <li>a) whether the proposal accords with the statutory Development Plan;</li> <li>b) whether the proposal preserves or enhances the character or the appearance of the Conservation Area;</li> <li>c) whether any other material considerations (including objections) have been satisfactorily addressed.</li> </ul> <p>In respect of (a), the Development Plan comprises of NPF4 adopted 13th February 2023 and the Glasgow City Development Plan adopted 29th March 2017. In order to assess (a) the proposal must be considered against the following policies:</p> <p><b>NPF4 Policy 1 and Policy 2</b> - Policy 1 is an overarching policy which must be considered for all development proposals, giving weight to the climate and nature crises. Policy 2 requires that proposals are designed to minimise lifecycle greenhouse gas emissions as far as possible.</p> <p><b>Comment:</b> The removal of the existing timber shopfront and its replacement with aluminium is considered to be unnecessary and would not be as adaptable to future uses as the existing frontage.</p> <p><b>NPF4 Policy 14 and CDP1</b> both seek to ensure proposals are of the highest standard of design, respecting the City's character and heritage whilst ensure proposals are consistent with the standards of successful places. <b>NPF4 Policy 7 and CDP9</b> seek to ensure development preserves and enhanced the character of the Conservation Area.</p> <p><b>SG1 (Part 2) and SG9</b> provide the following specific guidance relevant to this proposal.</p> <p><b>Alterations to Shops and Other Commercial Buildings</b> - Proposals to alter shops and other commercial buildings should respect the period, style and architectural character of the building; should not adversely effect residential amenity; and any additional fittings should not detract from the visual appearance of the building.</p> <p><b>Frontage Alterations</b> – These should be designed to take account of the age and style of the building; retain the original fascia; should take into account the original architectural style, materials and design features of the property; and reinstate original details and proportions of the frontage.</p> <p><b>Security Features and Fittings</b> – These should be located so as to minimise visual intrusion; roller shutters should have the shutter boxes fully recessed flush with the frontage; solid shutters are inappropriate and will be resisted.</p> <p><b>Conversion of Windows to Doors</b> – The proposed alteration should not impact on the architectural integrity of the building or unity of building group and should replicate the design and proportions of the existing windows as far as practicable.</p>

	<p><b>Comment:</b> Whilst the removal of the dropped fascia and increase in clear glazing is welcomed, the proposals are contrary to policy in a number of areas.</p> <p>The existing shopfront is formed of timber, which would be the traditional material for this area; replacing this with aluminium would not be respectful of the historic character or design of the property. Furthermore, the existing property has decorative capitals above the pilasters and topping the window mullions, which do not appear in the proposed drawings.</p> <p>The proposed fascia is large, and exceeds the depth of the original fascia (by approximately double the original fascia size), which will result in obscuring the pilaster capitals, and would also obscure the canted nature of this fascia, which creates an interesting architectural feature on this prominent corner unit.</p> <p>No information has been provided in relation to the proposed security shutter design, but a solid shutter design would be resisted. Secondly, the proposed new shutter box is not recessed, instead being hidden behind the large fascia sign.</p> <p>The introduction of the bi-fold doors would be incongruous to the character of the property and the character of the Conservation Area, and would significantly alter the historic fenestration pattern of the property.</p> <p>In respect of b) other material considerations, the representation received has been addressed above, and there were no other material considerations.</p> <p>In consideration of the above, the proposed works are not considered to be in accordance with the policies of the National Planning Framework 4 or the City Development Plan, and there were no material considerations which outweighed the proposal's variance with these.</p> <p>On this basis, it is recommended that this application be refused</p>
<b>RECOMMENDATION</b>	<b>Refuse</b>

Date: 15/03/2024	DM Officer	<b>Claire Hunt</b>
Date	DM Manager	

## CONDITIONS AND REASONS

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. The proposal is contrary to National Planning Framework 4 (adopted February 2023) Policy 14: Design, quality and place and Policy 7: Historic assets and places, and CDP1: The Placemaking Principle and CDP9: Historic Environment of the Glasgow City Development Plan (adopted March 2017) and its associated supplementary guidance as specified below, and there are no material considerations that would justify a departure from the development plan.

03. By reason of its design and materials the proposed shopfront would detract from the character and appearance of the shopfront and Conservation Area by obscuring historic original features and introducing unsuitable materials within the frontage.

04. By reason of the proposed bi-fold doors are not in keeping with the historic fenestration pattern of the property, and would be incongruous to the character of the Conservation Area.

05. The proposal is contrary to National Planning Framework 4 (adopted 2023) Policy 2: Climate mitigation and adaptation by reason that the unnecessary removal of the existing timber frontage does not minimise lifecycle greenhouse gas emissions as far as possible.

### **Drawings**

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

1. PL-001 EXISTING AND PROPOSED PLANS, ELEVATIONS AND SECTIONS; Received 18 December 2023

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