



**Glasgow City Council**

**Planning Local Review Committee**

**Report by Executive Director of Neighbourhoods, Regeneration  
and Sustainability**

**Item 1**

**8th October 2024**

**Contact: Sam Taylor Ext: 78654**

**24/00056/LOCAL – 262 Woodlands Road, Glasgow**

**Frontage alterations**

**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): 11 - Hillhead

Citywide: N/A

Local member(s) advised: Yes ☐ No ☐

consulted: Yes ☐ No ☐

**PLEASE NOTE THE FOLLOWING:**

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## **1 LOCATION AND DEVELOPMENT PLAN DESIGNATIONS**

- 1.1 The proposal site is located within a ground floor commercial unit of an unlisted blonde sandstone tenement building on the streetcorner of Woodlands Road and Woodlands Drive. The ground floor of the street block frontage is predominantly commercial with residential units on the upper floors.
- 1.2 The site is located within the Woodlands Conservation Area.
- 1.3 The site is located within the Woodlands Local Town Centre.
- 1.4 Within the Conservation Area Appraisal, the proposal site is considered as an 'unlisted building of merit'.
- 1.5 The proposal seeks consent for frontage alterations consisting of the replacement of the existing dropped fascia with an illuminated fascia sign, introduction of fully glazed black aluminium windows and bi-fold doors, the reinstatement of fanlight glazing, the reconfiguration of the existing fenestration to be uniform with neighbouring properties, the introduction of a black painted solid timber fire door, and the installation of a roller shutter behind the proposed fascia.

## **2. DEVELOPMENT PLAN POLICIES**

- 2.1 NPF4 was adopted by the Scottish Ministers on 13 February 2023 and is part of the statutory Development Plan. Where there is an area of incompatibility it is expected that the newest policy document will take precedence, which will be NPF4 for the time being.

In this case, the relevant policies from NPF4 are:

- Policy 7: Historic assets and places
  - Policy 14: Design, Quality and Place
- 2.2 The relevant City Development Plan policies are:
- CDP1: The Placemaking Principle
  - CDP9: Historic Environment
- 2.3 The relevant Supplementary Guidance is:
- 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 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.
02. 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.
03. 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.
04. 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.

#### **4 APPEAL STATEMENT**

- 4.1 A summary of the material points raised in the appeal statement is given below.
  01. The design and materials for the proposal were based on the existing neighbouring shopfronts. The proposal seeks to match the previously granted planning application (Ref: 21/03291/FUL) which used full height black aluminium glazing and illuminated fascia signage. This shopfront also used a deep fascia and is not canted allowing for the placement of the roller shutter housing behind.
  02. The neighbouring shopfronts have set a more modernised precedent for the design of shopfronts on the corner of this block, with our proposal matching these instead of retaining the traditional features. This allows the proposal and materiality to be in keeping with the now redefined character and appearance of the building's frontage.
  03. The bi-fold doors would be in keeping with the new precedent set for a more modern character and aesthetic, with the doors being integrated into the uniformly designed fenestration pattern in such a way as to minimise the impact on the frontage as much as possible.
  04. Replacing the timber frontage with aluminium would be more in keeping with the new modernised precedent set for the row of shopfronts, however, would also be an appropriate low-maintenance choice for increasing the longevity of the frontage.

- 4.2 The applicant did not request any further procedure in the determination of the review.

## **5 REPRESENTATIONS AND CONSULTATIONS**

- 5.1 There were no representations received and no consultations were undertaken.

## **6 COMMITTEE CONSIDERATIONS**

- 6.1 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.

- 6.2 The following are relevant policy considerations

- 6.3 **NPF4 Policy 14: Design, Quality and Place, CDP1: The Placemaking Principle and SG1: The Placemaking Principle (Part 2)**

NPF4 Policy 14 promotes a design-led approach and requires development proposals to be designed to improve the quality of an area regardless of scale.

CDP1 is an overarching policy which states that new development should encourage placemaking by being design-led, aspiring towards the highest standards of design while directing development to the right place. All development should respect and protect the City's heritage by responding to its qualities and character of its site and surroundings. Development should make the City an appealing place to live, work and visit for all members of society, providing high quality amenity to existing and new residents.

SG1 provides the following detailed guidance in relation to this proposal:

### **Alterations to Shops and Other Commercial Buildings**

This guidance seeks to ensure that alterations to shops and other commercial buildings enhance the appearance of buildings and the street scene generally, respecting the historic character of the property, and cause no dis-amenity to neighbours as a result of noise, vibration, etc.

Proposals for alterations to shops and other commercial buildings should:

- a. respect the period, style and architectural character of the building;
- b. not detract from the historic character of a listed building or property within a conservation area, see also SG9 - Historic Environment; and
- c. not adversely affect residential amenity as a result of noise, vibration, etc.

### **Security Features and Fittings**

All fittings to commercial units should be located so as to minimise visual intrusion and should not detract from the appearance of the building as a whole. The following guidance applies:

- a) security over doors and windows should be demountable mesh grilles or externally mounted brick-bond shutters;
- b) roller shutters should have the shutter boxes fully recessed, flush with the frontage; and
- c) alarms and other security fittings should be mounted on the door return, rather than on the frontage itself.

### **Signage on Commercial Premises**

Generally, signage on commercial frontages should be limited to fascia signs and projecting signs which should comply with the design guidance below. Sub fascia signage, such as vinyls advertising goods and services on shop windows, are discouraged. Where vinyls or similar signage forms part of an application for advertisement consent, they should generally take up no more than 20% of the windows.

### **Fascia Signs**

Fascia signs should:

- a) be located at the original fascia level with no advertising at sub-fascia level;
- b) if illuminated, be in the form of individually lit letters or trough lighting which has been painted out to match the background. Individual spotlights should be well designed and limited in number;
- c) within traditional buildings, cover the complete fascia wholly within the pilasters, and not extend over any residential tenement close entrance, columns or pilasters (lettering should not exceed more than two-thirds of the height of the fascia); and
- d) non-recessed fascia box signs and sub-fascia boxes will not be supported.

Committee should note:

- The proposed development would result in the obscuring and loss of traditional materials and decorative capitals above pilasters and window mullions.
- Contemporary materials have been used within the existing street block frontage.
- The proposed roller shutters would not be fully recessed. No details of the design of the security shutter have been provided.
- The signage would be internally illuminated.
- The fascia would extend over and cover the pilasters.

- The fascia signs would not be recessed.
- Committee should consider whether the proposed development would have a detrimental impact on the character of the existing building and if it is appropriate to the character of the surrounding area.

#### 6.4 **NPF4 Policy 7: Historic Assets and Places and CDP9 and SG9: Historic Environment**

NPF4 Policy 7 intends to protect and enhance historic environment assets and places and only supports development proposals in or affecting conservation areas where the character and appearance of the conservation area and its setting is preserved or enhanced, relating to the architectural and historic character of the area; existing density, built form and layout; and context, siting, quality of design and suitable materials. Development proposals in conservation areas should ensure that existing natural and built environment features which contribute to the character of the conservation and its setting are retained.

SG9 provides the following guidance relating to this application:

All proposals for new development in, or affecting the setting of Conservation Areas, must:

- a) preserve and enhance the special character and appearance of the area and respect its historic context;
- b) be of a high standard of design, respecting the local architectural and historic context and use materials appropriate to the historic environment;
- c) protect significant views into, and out of, the area;
- d) retain all existing open space, whether public or private, which contributes positively to the historic character of the area; and
- e) retain trees which contribute positively to the historic character of the area.

Proposals for alterations, or extensions, to unlisted buildings in Conservation Areas must:

- a) respect and complement the period, style and architectural character of the building;
- b) in the case of extensions, be subservient to the existing building in scale, height, massing and protect its proportions and setting;
- c) follow the further detailed guidance contained in this SG for repairs, alterations and extensions;
- d) avoid the loss of existing traditional features of value; and
- e) not erode the character of the building or Conservation Area by the use of inappropriate design details or poor quality materials (developers/applicants should seek advice on materials from the Council).

Original exterior features including wrought iron balconies, statuary, urns, gargoyles, flying buttresses, clock towers, boundary walls, railings, gates

on unlisted buildings in Conservation Areas etc contribute to the character of the City's Listed Buildings and Conservation Areas. All original exterior features should be retained in situ, repaired, reinstated or replaced, if necessary to match existing original design and materials

Proposals for alterations and replacements should comply with the following:

- a) original shop and other commercial frontages in Listed Buildings and Conservation Areas should be repaired and restored, wherever possible;
- b) replacement frontages, where required, should take into account the original architectural style, traditional materials and other design features of the building of which they are a part and the area where they are located, referring where available to archive records or original details, where discernible from downtakings;
- c) the original details and proportions of the frontage should be reinstated including depth and position of the fascia, stall riser, window panels and doorways (including integral fanlights, where appropriate);
- d) if a commercial unit extends across two adjacent buildings at different levels, then the fascia should be stepped rather than carried through at the lower level; and;
- e) lowered ceilings should not:
  - i. conceal an existing original decorative cornice from view;
  - ii. be visible, to the public, at street level; or
  - iii. include a fascia deepened to conceal a lowered ceiling or structural support.

Security Measures - Preference will be given to laminated glass, or appropriately designed demountable mesh grills. Internally or externally mounted open bond shutters may also be considered. Solid security shutters are considered inappropriate and will be resisted on all listed buildings and unlisted buildings within conservation areas.

The display of badly designed or poorly situated signage and advertising on Listed Buildings and in Conservation Areas can adversely affect historic character and visual amenity. On Listed Buildings and within Conservation Areas, a higher quality of design and materials will be expected to reflect the property or the area's character and appearance (signage should complement the original architectural style and features of the building).

Any original historically significant signage should be retained and incorporated into refurbishment, wherever possible. Clutter and oversized adverts will not be supported. Signage includes window graphics, vinyls and advertising applied externally to the glass which can also affect the character of Listed Buildings and Conservation Areas. The intention is to balance the need for commercial exposure, against the need to protect the City's listed buildings, Conservation Areas, strongly defined townscape and its high quality of environment.

The following guidance applies:

- a) signs and adverts should not obscure or dominate the architectural details of the building by virtue of size and number;
- b) the graphic style of the lettering and logos for signs and advertisements should relate to the architectural style and character of the building and area within which they are located;
- c) corporate logos and house styles which do not suit the individual building or streetscape will be resisted unless they can be sensitively adapted; and
- d) any surviving original signage relating for instance, to an historic previous use of the building shall be preserved in-situ whenever possible.

In terms of fascia signs, the following guidance applies:

- a) hand painted or non-illuminated lettering is preferred for fascia signs; and
- b) lettering or logos should be no greater than 2/3rds the depth of any original fascia.

Committee should note:

- The proposal would result in a loss/obscuring of traditional features of architectural and historic value (i.e. pilasters, capitals).
  - The proposal would replace a timber frontage with aluminium and vinyl coated acrylic.
  - The original proportions of the fascial signage would not be reinstated.
  - The proposed lettering would not be hand painted nor would they be non-illuminated.
  - Full details of the proposed shutter have not been provided.
- Committee should consider whether they are completely satisfied that the proposed development would protect or enhance the architectural and historic character of the Woodlands Conservation Area.

## **7 COMMITTEE DECISION**

7.1 The options available to the Committee are:

- a. Grant planning permission, with the same or different conditions from those listed below; or
- b. Refuse planning permission.
- c. Continue the review to request further information.

## **8 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 Glasgow's net zero carbon target?* n/a

**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**

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