



**Neighbourhoods, Regeneration
and Sustainability**

Glasgow City Council
Exchange House
231 George Street
Glasgow, G1 1RX
www.glasgow.gov.uk

Item 4

8th October 2024

Executive Director

George Gillespie
BEng (Hons) CEng MICE

Rebecchi Architectural
Marco Rebecchi
32 Kempock Street
Gourock
PA19 1NA

Our ref: DECISION
GCC Application Ref: **23/03127/FUL**

28 March 2024

Dear Sir/Madam

SITE: 262 Woodlands Road Glasgow G3 6NE

PROPOSAL: Frontage alterations.

I am obliged to inform you that a decision to refuse your application, **23/03127/FUL** has now been taken.

A copy of the decision notice is attached with any appropriate notes which should be read together with the decision.

The decision notice is a legal document and should be retained for future reference.

Should you require any additional information regarding the decision, please contact the case officer **Claire Hunt** on direct phone , or email claire.hunt@glasgow.gov.uk, who will be happy to help you.

Yours faithfully

Head of Planning

Encls.



PLANNING DECISION NOTICE

Full Planning Permission REFUSAL

IN RESPECT OF APPLICATION 23/03127/FUL

Frontage alterations.

AT

262 Woodlands Road Glasgow G3 6NE

AS SHOWN ON THE FOLLOWING SUBMITTED PLAN(S)

Reason(s) for decision

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.

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.

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



Dated: 28th March 2024

Head of Planning

THIS DECISION NOTICE SHOULD BE READ WITH THE ATTACHED ADVICE NOTES

IMPORTANT NOTES ABOUT THIS REFUSAL OF PLANNING PERMISSION

BY THIS NOTICE, YOUR PROPOSAL HAS BEEN REFUSED.

RIGHTS OF APPEAL

If you are not satisfied with this refusal of planning permission, you may request a review within **three months** of the date on this notice. Please note that the right of appeal is to the Planning Local Review Committee of the Council and **not** to Scottish Ministers.

Before pursuing a review, you should consider contacting your case officer to discuss whether there are changes which could be made to the proposed development to make it acceptable. The case officer's contact details are on the letter accompanying this Decision Notice. Your case officer can also advise on how a fresh application could be submitted. Please note that if you do submit a fresh application within 12 months, you would be unlikely to have to pay a further planning fee.

Before contacting the case officer, you would be well advised to view the report on the application. It is available for inspection [online](#). The report explains how the decision was reached and should help you decide whether to proceed with further discussion or a review. If your application was granted subject to conditions, it may be clear from the terms of the report that any conditions which you might be concerned about are necessary.

A notice of review must be served on the Planning Local Review Committee by submitting online at <https://www.eplanning.scot/ePlanningClient/>

The notice of review must include a statement setting out your reasons for requiring the Planning Local Review Committee to review this case. You must state by what procedure (written representations, hearing session(s), inspection of application site) or combination of procedures you wish the review to be conducted. However, please note that the Planning Local Review Committee will decide on the review procedure to be followed.

You must also include with the notice of review a copy of this decision notice, the planning application form, the plans listed on the decision notice and any other documents forming part of the proposed development as determined. If you have a representative, you must give their name and address. Please state whether any notice or other correspondence should be sent to the representative instead of to you.