

**24/00033/LOCAL –**  
**349 Albert Road, Glasgow**

**Item 9**

**13th August 2024**

### **Suggested Conditions**

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this permission.

Reason: In the interest of certainty and the proper planning of the area, and to comply with section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.

02. Before any work on the site is begun, details of the materials, method of opening and colour of the proposed windows of the extension shall be submitted to and approved in writing by the planning authority.

Reason: To enable the planning authority to consider this/these aspect(s) in detail.

Reason: To safeguard the amenity of the surrounding Conservation Area.

03. Prior to the demolition of the existing single-storey extension building, the applicant shall submit a written report to the Planning Authority detailing items and materials to be salvaged from the demolished building. All reasonable steps to salvage materials from the demolished building for reuse, repurposing and recycling shall be taken. Thereafter, the measures shall be implemented in accordance with the approved report, unless otherwise agreed in writing by the Planning Authority, and a further written report detailing the outcome of the exercise shall be submitted to the Planning Authority within one month of the demolition of the building being completed for record keeping purposes.

Reason: To encourage, promote and facilitate development that is consistent with the waste hierarchy.

04. External materials shall be reclaimed blonde sandstone; K-Rend white render, dark grey brick cladding, dark grey zinc rainscreen cladding, black zinc coping, stained hardwood railway sleepers, and black single ply roofing membrane. Samples shall be submitted to and approved by the Planning Authority in writing with respect of type, colour and texture. Written approval shall be obtained before the materials are used on site.

Reason: In order to protect the appearance of both the property itself and the surrounding area.

Reason: To safeguard the amenity of the surrounding Conservation Area.

05. The photovoltaic panels and all associated equipment hereby approved shall be fully removed and the affected roof made good within six months of the panels becoming unused or ceasing to generate electricity.

Reason: In order to protect the appearance of both the property itself and the surrounding area.

06. New windows on the original dwellinghouse shall match the originals in all aspects of their design: proportions, profile, framing thickness, detailing, method of opening and materials.

Reason: In order to protect the appearance of both the property itself and the surrounding area.

Reason: To safeguard the amenity of the surrounding Conservation Area.

07. Where permanent trickle ventilation is required, it should be a concealed design.

Reason: In order to protect the appearance of both the property itself and the surrounding area.

08. Repairs to slated roof areas shall be undertaken in natural slate to match the existing.

Reason: In order to protect the appearance of both the property itself and the surrounding area.

Reason: To safeguard the amenity of the surrounding Conservation Area.

09. All new and replacement rooflights on the original dwellinghouse shall replicate traditional rooflights in design, low profile framing and structural glazing bars; shall be coloured to blend in with the existing roof finish; and shall be flush-fitted.

Reason: In order to protect the appearance of both the property itself and the surrounding area.

Reason: To safeguard the amenity of the surrounding Conservation Area.

10. The occupiers shall have access to the front and rear of the property at all times.

Reason: In order to protect the appearance of both the property itself and the surrounding area.

11. Provision for new screening, to a minimum height of 1.8metres, shall be made along the eastern and southern boundaries of the site should the existing screening device be removed.

Reason: In order to safeguard residential amenity.

### **Advisory Notes**

01. The applicant is advised that the granting of planning permission does not remove him/her from the requirement to obtain the consent of adjacent landowners in respect of any access required to build or maintain this approved development. Such consent should be obtained prior to the commencement of works on site.

02. It is recommended that the applicant should consult with Building Services Operations and Safety (Development and Regeneration Services) as a Building Warrant may be required for the development.