



Item 6

11th June 2024

Planning Services 231 George Street GLASGOW G1 1RX Tel: 0141 287 8555 Email: [onlineplanning@glasgow.gov.uk](mailto:onlineplanning@glasgow.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100246450-007

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

## Agent Details

Please enter Agent details

Company/Organisation: Glenetive Projects

Ref. Number: You must enter a Building Name or Number, or both: \*

First Name: \* Paul Building Name: Gordon Chamber

Last Name: \* Hughes Building Number: 90

Telephone Number: \* Address 1 (Street): \* 6th floor

Extension Number: Address 2: Mitchell Street

Mobile Number: Town/City: \* Glasgow

Fax Number: Country: \* United Kingdom

Postcode: \* G1 3NQ

Email Address: \*

Is the applicant an individual or an organisation/corporate entity? \*

☒ Individual ☐ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="John"/>	Building Number:	<input type="text" value="30"/>
Last Name: *	<input type="text" value="Iqbal"/>	Address 1 (Street): *	<input type="text" value="Langside Drive"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G43 2QQ"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>	<input type="text"/>	

## Site Address Details

Planning Authority:	<input type="text" value="Glasgow City Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="30 LANGSIDE DRIVE"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GLASGOW"/>
Post Code:	<input type="text" value="G43 2QQ"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="660612"/>	Easting	<input type="text" value="257326"/>
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## Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

alterations to proposed extension approved by planning approval 20/00971/FUL

## Type of Application

What type of application did you submit to the planning authority? \*

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? \*

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

The proposal is designed to enhance & future proof a historic building. The use of state of art building products with exemplar certification for energy efficiency and sustainability credentials. They are modern to clearly contrast & define the Victorian buildings The 3 components of the appeal are discreetly located in the rear garden which is very naturally screened and on the third floor plane From a policy appraisal the overriding sustainability agenda should be the governing consideration

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? \*

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: \* (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

planning application drawings, planning application forms, LRB appeal statement, letter from planning department

## Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

23/01120/FUL

What date was the application submitted to the planning authority? \*

06/05/2023

What date was the decision issued by the planning authority? \*

17/11/2023

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? \*

☒ Yes ☐ No

## Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? \*

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? \*

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review \*

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

## **Declare – Notice of Review**

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr David Jarvie

Declaration Date: 16/02/2024

## **LRB Appeal Statement**

**Erection of extension with raised terrace, rooflights and associated works to dwellinghouse.'**

**30 Langside Drive Glasgow  
G43 2QQ**

**Planning Report December  
2023**



**GlenEtive**Projects



**RTPI**  
Royal Town Planning Institute

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## 1.0 Introduction

- 1.1 An appeal against the refusal of Planning Permission 23/01120/FUL has been submitted to Local Review Body Glasgow City Council (GCC) on behalf of John Iqbal ('the applicant') for: *'Erection of extension with raised terrace, rooflights and associated works to dwellinghouse.'* At 30 Langside Drive Glasgow G43 2QQ

## 2.0 The Reason for Refusal

- 2.1 The reasons for the refusal are set out below :

*1)'The development proposal is contrary to NPF 4, policies 7 and 16 and to CDP 1: The Placemaking Principle, SG 1: Placemaking (Part 2, Residential Development - Alterations to Dwellings & Gardens), CDP 9: Historic Environment and SG 9: Historic Environment, Design Guidance for Listed Buildings and Conservation Areas of the Glasgow City Development Plan as specified below, and there is no overriding reason to depart therefrom.*

*2)'The proposal is contrary to NPF 4 Policies 7 and 16 and CDP 1, SG 1, CDP 9 and SG 9 of the Glasgow City Development Plan in that the addition of the proposed extension, by virtue of its design and finishing materials will visually detract from the character and appearance of the property and would not be in keeping with the wider conservation area.'*

- 2.2 The refusal is specifically based on 3 points:

- The use of aluminium windows for the extension (pictures below)
- The use of membrane for the roof extension.
- The rooflight on the north elevation.





### 3.0 Planning Appraisal

#### Policy interpretation and hierarchy of policies

- 3.1 The recently published NPF4 states if there is any conflict between LDP and NPF policies. Then currently NPF is the key principle policy to be considered.
- 3.2 This proposal has conflicts between historic environment LDP policies and the sustainability agenda in NPF4. Thus the NPF4 should be the overriding key policy to be considered in this application.
- 3.3 The NPF4 key spatial strategy is:
- *Just transition. We will empower people to shape their places and ensure the transition to net zero is fair and inclusive.*
  - *Conserving and recycling assets. We will make **productive use of existing buildings**, places, infrastructure and services, locking in carbon, minimising waste, and building a circular economy.*
- 3.4 Following on from the key strategy. The NPF states how to apply these principles in planning practice:
- *Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for **flexibility so that they can meet the changing needs and accommodate different uses over time.***
  - *Designing for: **quality and function, ensuring fitness for purpose, design for high quality and durability.***
  - *longevity and resilience including recognising the role of user centred design to cater for changing needs over time and to respond to social, economic and environmental priorities long-term maintenance including effective engagement, clarity of rights and responsibilities, community ownership/stewardship, continuous upkeep and improvements sustainable places, where we reduce emissions*
- 3.5 The first guiding principle policy in NPF4 is **Policy 1 Tackling the climate and nature crises**

#### **Policy Outcomes:**

*Emissions from development are minimised; and  
Our places are more resilient to climate change impacts.*

#### **Local Development Plans:**

*The LDP spatial strategy should be designed to **reduce, minimise or avoid greenhouse gas emissions**. The six spatial principles should form the basis of the spatial strategy, helping to guide development to, and create, sustainable locations. The strategy should be informed by an understanding of the impacts of*

*the proposals on greenhouse gas emissions.*

*LDPs should support adaptation to the current and future impacts of climate change by taking into account climate risks, guiding development away from vulnerable areas, and enabling places to adapt to those risks.*

- 3.6 **Comment:** The proposal has 3 elements – The extension uses the latest technology in Windows which are deemed to be sustainable and will reduce greenhouse gases by virtue of having the longest lifespan. The rooflight will provide natural light and reduce the use of lighting.

The membrane is sustainable product, It is worth noting an application Ref ‘ Living Roof’ has been submitted on XXXXX. We believe this will resolve this issue.

With this being the overriding goal of NPF, we believe this is key policy which the proposal should be considered against.

- 3.7 The next Policy which requires to be assessed is **Policy 2 Climate mitigation and adaptation**. It states that :

- a) Development proposals will be sited **and** designed to **minimise lifecycle greenhouse gas emissions as far as possible.***
- b) Development proposals will be sited and designed to adapt to current and future risks from climate change.*
- c) Development proposals to retrofit measures to **existing developments that reduce emissions or support adaptation to climate change will be supported.***

- 3.8 **Comment:** The proposal uses an Aluminum product which is 95% recyclable, it is considerably more sustainable than timber windows. It has a 50 year life span, rather than 15 with Timber. They do not require paint or products which release greenhouse gas emissions.

- 3.9 The Roof light is not visible from street level and is conservation style of product. They will reduce the need for lighting and thus reducing emissions.

- 3.10 The next policy to consider is **NPF 4 -Policy 7 Historic assets and places**

***Policy Outcomes:***

- *The historic environment is valued, protected, and enhanced, supporting the transition to net zero and ensuring assets are resilient to current and future impacts of climate change.*
- *Redundant or neglected historic buildings are brought back into sustainable and productive uses.*
- *Recognise the social, environmental and economic value of the historic environment, to our economy and cultural identity.*

***Local Development Plans:***

***Policy 7***

*a) Development proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects and provide a sound basis for managing the impacts of change.*

*d) 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:*

- *architectural and historic character of the area;*
- *existing density, built form and layout; and*
- *context and siting, quality of design and suitable materials.*

*e) Development proposals in conservation areas will ensure that existing natural and built features which contribute to the character of the conservation area and its setting, including structures, boundary walls, railings, trees and hedges, are retained.*

**3.11 Comment:** The proposal are designed with state of art building products with the highest sustainability credentials in order to sit side by side with the traditional buildings and bring the latest and modern technology to future proof the home.

**3.12** The 'change' is bold in order to not distract from the historic element. It is also worth stating that these proposals are in rear garden and elevation which is highly screened and not clearly visible to the public. The front and principle elevation is still completely preserved and historic in context.

**3.13** The proposals have been designed in order to maximise life span and use natural light and we as future proof as possible in this current day and age. The historic building is preserved and this modern juxtaposition clearly defines the old and new. It enhances the Victorian building by not attempting to replicate or blend in to it.

**3.14** In addition to this there are a number of other extension in Alumium in the local area therefore a precedent has already been set that this modern juxitipation is acceptable and does not

**3.15** The next policy is **NPF4 -16 Quality homes**

***Policy Outcomes:***

- *Good quality homes are at the heart of great places and contribute to strengthening the health and wellbeing of communities.*
- *Provision of land in the right locations to accommodate future need and demand for new homes, supported by the appropriate infrastructure.*
- ***More energy efficient, net zero emissions homes***, supporting a greener, fairer and more inclusive wellbeing economy and community wealth building, tackling both fuel and child poverty.

**3.16 Comment :** The most relevant and relatable clause in the Policy 16 is relating to 'energy

efficient and net zero emissions'. As stated previously. The products used are the most environmentally friendly, with the lowest emissions and longest life expectancy. Therefore these proposals accord to this policy.

3.17 The following policies from LDP are **LDP CDP 1**

*Making the City an appealing place to live, work and visit;*

- *Delivering sustainable buildings, areas and spaces that are attractive and enhance the quality of life for everyone;*
- *Delivering highly creative, innovative, and technical standards in design of buildings, structures, infrastructures and their setting;*
- *Respecting the historic and natural environment by responding to its qualities and character and encouraging their appropriate use;*

3.18 **Comment:** The proposals are all designed to be as sustainable as possible, natural light in the roof will reduce energy consumption, the overriding benefits of Aluminium doors have already been outlined.

3.19 A new application for a Living Green roof has been submitted Ref XXX

3.20 In addition to LDP , the relevant Supplementary Guidance is **LDP SG 1** is:

*Extensions - Extensions should generally have a pitched roof, should not project in front of the building line (see Definition), should Page 24 of 85 relate to the design of the original dwellinghouse, and should be subordinate to the original dwelling house in scale and design. Flat roofs on single storey extensions, if a high quality modern design, may be considered as long as the scale and design are appropriate for the existing dwelling.*

*Energy Efficient Buildings 1.62 Resource efficient design is a key contributor to the placemaking approach, as set out in SPP and SG1 - Placemaking, Part 1. The principles of resource efficient design have been promoted through Designing Streets and can be defined as: 'development that re-uses or shares existing resources, maximises efficiency of the use of resources through natural or technological means and prevents future resource depletion'*

*All new development in Glasgow will be expected to incorporate a range of resource efficiency measures in order to minimise energy consumption, reduce CO2 emissions and make best use of the City's natural resources, see also SG5 - Resource Management. In order to achieve a resource efficient development, developers should consider the following: a) Development and Building Layout; b) Building Design*

3.21 **Comment** The proposals are designed to future proof the Victorian dwellings with modern, energy efficient technologies. These will have the longest life expectancy and the least resource dependency.

The design is modern and striking to contrast with the historical stone work.

### 3.22 LDP CDP 9 Historic Environment

*The Council will protect, preserve and, where appropriate, conserve and/or enhance the historic environment, in line with Scottish Planning Policy, Historic Environment Scotland Policy Statement, and this policy together with associated supplementary guidance (SG), for the benefit of our own and future generations.*

*For clarity, historic environment encompasses, in this context, world heritage sites, listed buildings, conservation areas, scheduled monuments, archaeological sites, Inventory and non-Inventory gardens and designed landscapes and Inventory battlefields.*

*The Council will assess the impact of proposed developments that affect historic environment features and/or their settings according to the principles set out in relevant SG.*

*The Council will not support development that would have an adverse impact on the historic environment, unless SG criteria are fully satisfied. Figure 16 illustrates the extent of designated historic environment assets, with the exception of listed buildings.'*

3.23 **Comment:** The proposal use the latest in modern technology, which are used on Grade A Listed Buildings such as University of Glasgow. University of Glasgow Joseph Black Building - Grade A listed. This will reduce CO2 emissions.

3.24 The policy LDP CDP9 references SPP which is now obsolete, thus has stated in section XX. This should be the prevailing policy which applications are assessed against.

3.25 The final policy which requires to be assess is **LDP SG 9 Historic Environment:**

*'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).*

#### **Extensions**

*In accordance with the principles of 'New Design in Historic Settings', (2010) - it may be acceptable for additions to be different and distinguishable from the existing building, in terms of design.*

*The use of high quality materials which complement the main building will be*

*required together with innovative modern design that is appropriate to its context.*

*In some cases however it may be appropriate to match the new proposals to the existing, in which case the new materials should be carefully specified in response to those of the original property.*

*Extensions should be located to the rear or side of the property.*

*Extensions should not protrude beyond the front elevation of the existing building. The setting back of extensions will be encouraged.*

*Any extensions to a Listed Building, or its ancillary buildings and properties within Conservation Areas should be subsidiary in scale, sympathetic in design, reflect and respond to the character of the Listed Building and/or Conservation Area and not dominate the original property.*

*Within this context, high quality innovative modern design will be encouraged*

*Materials should complement those of the existing property in terms of their colour, texture and scale.'*

- 3.26 Comment:** The extension is built in accordance to the dimensions and sizes of the planning permission. It is to the rear of the dwelling which is heavily screened and not clearly visible to the public, the proposal uses modern design and innovative materials.

### **3.27 Material Considerations**

Examples of Heritage and Smart Architectural Aluminum in Glasgow area:

University of Glasgow Joseph Black Building - Grade A listed - Project: work covers the replacement of all the windows and doors in the external envelope of the 17,000m<sup>2</sup> building. The work was commissioned to upgrade the fabric of the building, improve its efficiency and performance and make it a better research, learning and teaching environment for staff and students.



### 3.28 **Local Precedents of Aluminum and PvC doors**

From reviewing the planning portal, there are a number of consented development all within the same conservation area with similar proposals. All of them were granted.

### 3.29 Examples of similar developments:

- 21/00354/FUL | Erection of single storey extension to side of dwellinghouse and associated alterations | 6 Carlaverock Road Glasgow G43 2SA4.0
  - The use of UPVC bi fold doors
- 22/00818/FUL | Erection of single storey extension to rear and installation of rooflights to side and rear of dwellinghouse. | 5 Calderwood Road Glasgow G43 2RP
  - The use of bi fold Aluminium frame doors
- 20/01598/FUL | Erection of two storey extension and detached garage to rear of dwellinghouse. | 37 Lubnaig Road Glasgow G43 2RY
  - White uPVC doors

### 3.30 We would consider a precedent has been set in the local area for the use for modern building materials which mirror the context and surroundings of this proposal.

## 4.0 Conclusion

- 4.1 The proposal is designed to enhance and future proof a historic building. By the use of state of art building products with exemplar certification for its energy efficiency and sustainability credentials. They are modern to clearly contrast and define the Victorian buildings.
- 4.2 The 3 components of the appeal are discreetly located in the rear garden, which is very naturally screened and on the third floor plane.
- 4.3 From a policy appraisal it is clear that the overriding sustainability agenda should be the governing consideration to applications. This proposal clearly accords to these strategic objectives of NPF4.
- 4.4 We would like to the panel to consider this proposal and grant the appeal.