

OFFICIAL



Glasgow City Council

Planning Applications Committee

Report by Executive Director of Regeneration & the Economy

Contact: Laura Mowat Ext: 70879

DUMBRECK CONSERVATION AREA APPRAISAL

Purpose of Report:

To advise Committee of the production of a Conservation Area Appraisal for Dumbreck Conservation Area and associated public consultation. seek Committee approval for the Conservation Area Appraisal as Supplementary Planning Guidance.

Recommendations:

That Committee

- (1) notes the outcome of the appraisal; and
- (2) approves the Dumbreck Conservation Area Appraisal as Supplementary Planning Guidance.

Ward No(s): 06

Citywide:

Local member(s) advised: Yes ✓ No ☐ consulted: Yes ✓ No ☐

OFFICIAL

PLEASE NOTE THE FOLLOWING:

Any Ordnance Survey mapping included within this Report is provided by Glasgow City Council under licence from the Ordnance Survey in order to fulfil its public function to make available Council-held public domain information. Persons viewing this mapping should contact Ordnance Survey Copyright for advice where they wish to licence Ordnance Survey mapping/map data for their own use. The OS web site can be found at <http://www.ordnancesurvey.co.uk> "

If accessing this Report via the Internet, please note that any mapping is for illustrative purposes only and is not true to any marked scale

OFFICIAL

1 BACKGROUND

- 1.1 Glasgow currently has 25 designated Conservation Areas and to date 23 appraisals have been completed and approved by committee. This is part of an ongoing commitment to complete and update Appraisals in accordance with Scottish Ministers guidance on conservation area management and supported by the City Development Plan 2017, policies CDP9 and SG9 Historic Environment.
- 1.2 In recognition of the historic and architectural qualities of the area, a conservation area appraisal has been completed for Dumbreck as summarised below.

2. CONSERVATION AREA APPRAISALS

- 2.1 All planning authorities are required by the Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997 to determine which parts of their area merits conservation area status. These are areas defined as being of “special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.
- 2.2 The purpose of an appraisal is to define and evaluate the character and appearance of the Conservation Area; to identify its important characteristics and ensure that there is a full understanding of what is worthy of preservation. The area’s special features and changing needs are assessed through a process which includes researching its historical development, carrying out a detailed townscape analysis and preparing a character assessment. Each appraisal is prepared in accordance with a methodology based on the advice of Scottish Ministers set out in PAN 71 'Conservation Area Management' and a best practice review.
- 2.3 The appraisal provides an opportunity to reconsider Conservation Area boundaries, to make certain that they accurately reflect what is of special interest and ensure that they are logically drawn. It also identifies opportunities for preservation and enhancement which provide a basis for the future management of the area.

3. DUMBRECK CONSERVATION AREA APPRAISAL

- 3.1 Glasgow District Council originally approved the designation of the Dumbreck Conservation Area on the 7th April 1975 and designation procedures were completed on 16th July 1975. The Conservation Area Appraisal and the boundary have not been amended or updated since.
- 3.2 The Appraisal document and recommendations will be an important tool to enable the active management of the conservation area. The appraisal is intended to raise awareness of the area’s special qualities within council departments and amongst residents and other property owners. The document identifies the area's special features and changing needs through research into its historical development, detailed townscape analysis and character

OFFICIAL

OFFICIAL

assessment. Challenges and opportunities for enhancement are identified and the appropriateness of the boundary assessed. **It should be noted that there is a proposed boundary change to the Dumbreck Conservation Area.**

4.0 PUBLIC CONSULTATION

4.1 The Draft Appraisal was issued for public consultation from 13th September 2019 to 28th October 2019. All addresses affected by the proposed boundary alteration within the Conservation Area boundary were leafleted providing details of the consultation, together with an online copy available via the GCC website Consultation Hub. Copies were also deposited in local libraries and at DRS Reception.

4.2 9 responses were received raising a number of common themes. The themes and concerns are summarised below:

- Much of the feedback received was supportive of the principles of the document and the benefits of Conservation Area designation.
- Various suggestions for additional text/amendments with respect to minor omissions/inaccuracies which have been considered and the content edited as appropriate.
- Parking and condition of road and lane surfaces together with traffic management concerns including cycle safety which will be copied to Neighbourhoods and Sustainability as appropriate.
- Issues including waste management, vandalism and antisocial behaviour in relation to Ibrox match-days were included in several comments. These issues are not within the scope of the conservation area appraisal. These matters will be raised with the relevant Council departments.
- Grant funding - many respondents agreed that it was important to maintain the historic character but identified a lack of grant funding as an issue. The City Council will liaise with the Glasgow City Heritage Trust in this regard however, it should be understood that their resource allocation is based on a priority matrix.
- It was suggested that the street lighting could be improved and that on street signage could include the original Gaelic street names.
- Historic Environment Scotland provided feedback stating their general support for the scope and content of the document whilst suggesting various amendments with respect to the Townscape Character Assessment which have been considered and agreed. They also commented on the boundary amendment and were supportive of the alteration but suggested some amendments to the supporting text. All suggested amendments have been considered and agreed.

OFFICIAL

OFFICIAL

- Comments were received on the energy efficiency of historic buildings and the restrictions that are put in place as a result of Conservation Area status. Increasing awareness of the need to improve the energy efficiency and sustainability of Scotland's building stock to fulfil obligations under the Climate Change (Scotland) Act 2009 has led to various studies by HES to demonstrate and test how traditional buildings can be adapted to deliver improved thermal performance, reduce carbon emissions and create buildings which are more comfortable and easier to heat whilst minimising impact on the appearance and historic interest of such properties whether listed and/or within conservation areas. These studies indicated that the costs associated with the interventions were not universally higher than conventional approaches. Further information may be sourced within the Appraisal document.

- 4.3 Comments received which do not relate to planning or conservation matters will be referred to relevant Council Departments for consideration.

5. PROPOSED ACTION

- 5.1 Promoting the key assets of the conservation area is important in raising awareness of its special characteristics. This will be achieved by publishing the approved appraisal on the Council's website and providing limited paper copies on request.
- 5.2 Targeting of unauthorised works affecting the character of the conservation area will be carried out in accordance with the Council's Enforcement Charter.

6. CONCLUSIONS

- 6.1 Preparing the Appraisal has provided the opportunity to find out what residents think of their area. The document presents a thorough and up-to-date statement of significance and identifies the opportunities for its enhancement.
- 6.2 On this basis the Appraisal will inform the City Council's planning function and afford greater clarity to owners and developers in the preparation of development applications.
- 6.3 In accordance with the City Development Plan (2017), the Dumbreck Conservation Area Appraisal is presented to Committee as Supplementary Planning Guidance.

7. BACKGROUND PAPERS

- Finalised Dumbreck Conservation Area Appraisal, February 2020

8. Policy and Resource Implications

Resource Implications:

OFFICIAL

OFFICIAL

Financial: There are no new financial implications arising from the report

Legal: There are no new legal implications associated with this report

Personnel: There are no direct personnel implications associated with this report

Procurement: There are no relevant procurement implications associated with this report

Council Strategic Plan: The proposal supports the following themes and outcomes:
A Vibrant City:

- Glasgow is a world class destination for tourism, culture, sport events and heritage
- all citizens have access to the city's cultural life and its heritage
- Glasgow acknowledges and promotes its history, heritage and culture.

A Well Governed City that listens and responds:

- The council has open and transparent decision making
- citizens are more involved in local and city wide decision making
- we listen to citizens and respond

Equality Impacts:

Does the proposal support the Council's Equality Outcomes 2017-22 No specific heritage/conservation related outcome

What are the potential equality impacts as a result of this report? No significant impact

Sustainability Impacts:

Environmental: There are no implications associated with this report

OFFICIAL

OFFICIAL

Social: There are no implications associated with this report

Economic: There are no implications associated with this report

**Privacy and Data
Protection impacts:** No data protection impacts identified

9 Recommendations

That Committee

- (1) notes the outcome of the appraisal and associated consultation process; and
- (2) approves the Dumbreck Conservation Area Appraisal as Supplementary Planning Guidance.