



Glasgow City Council

Planning Local Review Committee

Report by Executive Director of Neighbourhoods,  
Regeneration and Sustainability

**Item 1**

28th October 2025

Contact: Sam Taylor Ext: 78654

**25/00055/LOCAL – Flat 3, 29 Athole Gardens Glasgow G12 9BD  
Installation of extract vent to front of flatted dwelling.**

**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): 23 - Partick East/Kelvindale Citywide: n/a

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

**PLEASE NOTE THE FOLLOWING:**

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

### *Location*

- 1.1 The application site is a first-floor flatted dwelling within a terrace on Athole Gardens in Dowanhill. The site is in ward 23 (Partick/Kelvindale).
- 1.2 The property is unlisted and it sits in the Dowanhill Character Area in the West Conservation Area.

### *Proposal*

- 1.3 The development proposed is the installation of a small vent cover measuring 150mm x 150mm on the front elevation of the property.

## **2 DEVELOPMENT PLAN POLICIES**

- 2.1 The relevant National Planning Framework 4 (NPF4) and City Development Plan (CDP) policies and Supplementary Guidance are:
  - **Policy 1:** Tackling the climate and nature crises
  - **Policy 2:** Climate mitigation and adaption
  - **Policy 7:** Historic assets and places
- 2.2 The relevant City Development Plan policies and Supplementary Guidance are:
  - **CDP 1 & SG 1:** The Placemaking Principle
  - **CDP 9 & SG9:** Historic Environment
  - **CDP 10 & SG 10:** Meeting Housing Needs

### **3 REASONS FOR REFUSAL / RELEVANT CONDITION(S)**

3.1 The reasons for refusal are set out below:

01. 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.
02. The development proposal is contrary to NPF4 Policy 7: Historic Assets & Places, CDP 1: The Placemaking Principle, SG1: Placemaking Part 1 and Part 2, CDP 9: Historic Environment and SG 9: Historic Environment of the Glasgow City Development Plan as specified below, and there is no overriding reason to depart therefrom.
03. The proposal is contrary to Policy 7: Historic Assets & Places of National Planning Framework 4 in that the proposed development fails to preserve or enhance the character and appearance of Glasgow West Conservation Area. This is due to the siting of the vent on the front elevation introducing an incongruous element to the facade.
04. The proposal is contrary to SG9 Paragraphs 2.85 and 2.86 as the siting of the proposed development will negatively impact the visual amenity of the Conservation Area. The proposed fitting will be seen from public view at street level on the front elevation of an unlisted building in a Conservation Area
05. The proposal is contrary to CDP 1 and SG1 Parts 1 and 2 of the City Development Plan in that the proposed development fails to meet the highest standards of design while providing high quality amenity to existing and new residents in the City. Furthermore, the proposed development fails to respect the quality and character of the historic environment and does not protect the City's heritage.

### **4 APPEAL STATEMENT**

4.1 A summary of the material points raised in the appeal statement is given below:

01. There is an existing bathroom vent to the left of the bay window however the existing kitchen has no external vent. With the proposed internal reconfiguration, Building Standards now require a separate new external vent for the kitchen.
02. [In an image supplied of the front elevation] there are three existing vents, and a large entry 'buzzer', in the positions shown by the yellow circles. So far as the Council's website indicates no planning permission for any of these additions to the building has been sought or obtained.
03. The Planning Officer stated that the vent cover would be "an incongruous modern element to the traditional façade" which would erode the character of

the Conservation Area. Given the number of existing vents etc. on the front elevation of the building this assessment is not fully understood or accepted.

04. Furthermore, whilst the submitted drawing indicated a black metal vent cover to match other vents on the front elevation of the building; it could if required be finished in a colour that would match the background stone. By attaching a condition to a grant of planning permission requiring this, the proposed vent cover would be barely noticeable from public view at street level and would thus not harm in any way the character or the appearance of the Glasgow West Conservation Area.

## **5 RELEVANT PLANNING HISTORY**

- 5.1 There are no previous planning applications for the property.

## **6 REPRESENTATIONS AND CONSULTATIONS**

- 6.1 There were three representations received to the application, including from Architectural Heritage Society of Scotland, Friends of Glasgow West and Dowanhill, Hyndland and Kelvinside Community Council, all objecting to the proposal. The following points were raised:
- The proposed development is contrary to CDP9 and SG9 Paragraphs 2.85 and 2.86 as the proposed vent will be seen from public view at street level on the front elevation of the property within the Conservation Area
- 6.2 There were no representations received to the review.

## **7 COMMITTEE CONSIDERATIONS**

- 7.1 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.

- 7.2 The following are the relevant policy considerations:

### **7.3 Climate change and mitigation**

National Planning Framework 4: NPF4 Policy 1 Tackling the climate and nature crises and Policy 2: Climate Mitigation and Adaptation states that “when considering all development proposals significant weight will be given to the global climate and nature crises” and that “development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported.”

Committee should note that:

- The proposal is considered to be neutral to this policy.

### **7.4 Protection of Heritage Assets**

### NPF4 Policy 7: Historic assets and places

Aim: to protect and enhance historic environment assets and places.

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:

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

### Glasgow West Conservation Area Appraisal

The council regards the purpose-built villas and terraced housing of Dowanhill Character area as a key part of the West Conservation Area, which assume a 'splendid and dominant sitting' within the area. The detailing of Athole Gardens is well celebrated within the appraisal:

Athole Gardens of 1878 is a bolder composition of curve and terrace on steeply sloping ground with tripartite entrances and canted bays. The incised 'chip-carved' detailing, lotus capitals and anthemion patterned cast-iron railings are from a design by Thomson.

### CDP9/SG9: Historic Environment

The council supports high quality design that respects and complements the character and appearance of the historic environment and the special architectural interest of its conservation areas. The Council is unlikely to support development that would have a negative impact on the historic environment

- 2.85 As a general rule, modern exterior apparatus including, gas and water pipes, gas and electricity meter boxes, balance flues, gas ventilation grilles, satellite dishes, solar panels, wind turbines, burglar alarms, security lights and cameras, air conditioning and ventilation plant, should not be located in such a manner or position that they would harm the character of a Listed Building or affect the visual amenity of the Conservation Area.
- 2.86 Proposals for external fittings should comply with the following:
  - a) fittings should be sited to minimise their visual impact and to minimise any harm they may have on the character, appearance and setting, of a Listed Building or Conservation Area;
  - b) fittings should not be seen from public view at street level;
  - c) fittings should not be affixed to the front elevation of a Listed Building or unlisted building in a Conservation Area; and
  - d) where fittings are acceptable, they should be painted out or be manufactured in a colour to match the background to which they are attached and be fixed into mortar joints, as far as possible, to prevent damage to masonry or brickwork.

Committee should note that:

- The appeal statement references that several modern elements have been introduced to the property. These were introduced prior to the most recent CDP. CDP9 introduced measures to protect conservation areas from these elements.
- The ventilation grille is affixed to the front, contrary to policy.

Committee should consider whether:

- The introduction of an incongruous modern element to the traditional façade would erode the character of the conservation area?

## 7.5 Residential amenity

### NPF4 Policy 14 Design, Quality and Place

*Policy 14 intends to encourage, promote and facilitate well designed development.*

- a) Development proposals will be designed to improve the quality of an area.*
- c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.*

### SG1 - The Placemaking Principle (Part 2) - Chiller/Air Conditioning Units/Flues

- a) external fittings such as air conditioning units should be located out of sight of public view, on rear/side elevations, concealed on a roof, or in back yards;
- b) within residential buildings, units should be located to minimise noise and vibration. In general units should be located away from any residential window;

Committee should note that:

- The flue vent is on the front elevation of the property.

Committee should consider whether:

- The highest standards of design and amenity are considered in this design?

## 8 COMMITTEE DECISION

8.1 The options available to the Committee are:

- a. Grant planning permission, with or without conditions;
- b. Refuse planning permission; or
- c. Continue the application for further information.

8.2 *Section 43A(12)(a) of the Town and Country Planning (Scotland) Act 1997* requires that reasoning behind why the local review body has been decided be supplied in the decision notice. Should committee be minded to grant planning permission, material considerations that justify a departure from the plan would require to be identified.

## 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**

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