

Report of Handling for Application 25/00894/FUL

ADDRESS:	Flat 3 29 Athole Gardens Glasgow G12 9BD	Item 3 28th October 2025
PROPOSAL:	Installation of extract vent to front of flatted dwelling	

DATE OF ADVERT:	23 May 2025	
NO OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED	Three representations were received from the Architectural Heritage Society of Scotland, Friends of Glasgow West and Dowanhill, Hyndland and Kelvinside Community Council. All three representations objected to the proposal for the same reason which is synthesised below. 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 Case officer response: The authority agrees with the concerns raised by the public and it is judged that there is no justification for the proposed vent to be sited on the front elevation	
PARTIES CONSULTED AND RESPONSES	None	
PRE-APPLICATION COMMENTS	No formal Pre-application advice was sought	

EIA - MAIN ISSUES	NONE
CONSERVATION (NATURAL HABITATS ETC) REGS 1994 – MAIN ISSUES	NOT APPLICABLE
DESIGN OR DESIGN/ACCESS STATEMENT – MAIN ISSUES	NOT APPLICABLE
IMPACT/POTENTIAL IMPACT STATEMENTS – MAIN ISSUES	NOT APPLICABLE
S75 AGREEMENT SUMMARY	NOT APPLICABLE
DETAILS OF DIRECTION UNDER REGS 30/31/32	NOT APPLICABLE
NPF4 POLICIES	The National Planning Framework 4 (NPF4) is the national spatial strategy for Scotland up to 2045. Unlike previous national planning documents, the NPF4 is part of the statutory development plan and Glasgow City Council as planning authority must assess all proposed development against its policies. The following policies are considered relevant to this application: Policy 1: Tackling the climate and nature crises Policy 2: Climate mitigation and adaption Policy 7: Historic assets and places
CITY DEVELOPMENT PLAN POLICIES	CDP 1: The Placemaking Principle CDP 9: Historic Environment SG 9: Historic Environment SG 1: Placemaking

OTHER MATERIAL CONSIDERATIONS	Glasgow West Conservation Area
REASON 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.

Comments	
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Planning History	Full planning history is available online
Site Visits (Dates)	The application was determined using the submitted information
Siting	The application site is a first floor flat within a three storey plus attic terrace located on Athole Gardens. The property is located within Glasgow West Conservation Area and ward 23 – Partick East/Kelvindale
Design and Materials	The proposal is for the installation of an extract vent to the front elevation of the property. The vent will be prominently sited next to the tripartite window at first floor level. The vent will be painted out black which will render it highly visible given the contrast with the surrounding stonework.
Daylight	Not Applicable
Aspect	Not Applicable
Privacy	Not Applicable
Adjacent Levels	Not Applicable
Landscaping (Including Garden Ground)	Not Applicable
Access and Parking	Not Applicable
Site Constraints	The site is located within Glasgow West Conservation Area
Other Comments	Sections 25 and 37 of the Town and Country Planning (Scotland) Acts require that when an application is made, it shall be determined in accordance with the Development Plan unless material considerations dictate otherwise. Section 64 of the same act requires the Council to pay special regard to any buildings or other land in a Conservation Area, including the desirability of preserving or enhancing the character or appearance of that area. The issues to be taken into account in the determination of this application are therefore considered to be: a) Whether the proposal accords with the statutory Development Plan; b) Whether the proposal preserves or enhances the character or the appearance of the Conservation Area; c) Whether any other material considerations (including objections) have been satisfactorily addressed. In respect of (a) and (b), the Development Plan comprises of NPF4 adopted 13th February 2023 and the Glasgow City Development Plan adopted 29th March 2017. National Planning Framework 4 (NPF 4) Policy 1: Tackling the climate and nature crises Policy 2: Climate mitigation and adaption. Policies 1 and 2 are overarching policies which must be taken into consideration for all development proposals: <i>when considering all development proposals significant weight will be given to the global climate and nature crises.</i> The proposal is overall considered to be neutral as regards the aims of policy 1 and policy 2 of NPF4 Policy 7: Historic assets and places The intent of Policy 7 is <i>to protect and enhance historic environment assets and places.</i>

Policy 7 states that:

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.*

Case Officer Comment:

The proposed siting of the vent to the front elevation would be detrimental to the character of the surrounding Conservation Area. This is through the introduction of an incongruous modern element to the traditional façade eroding the character of the Conservation Area. The proposed material for the vent is not considered acceptable given the prominent location on the front elevation of the property.

This application is not considered to be consistent with the aims of Policy 7 of NPF4.

Glasgow City Development Plan

CDP 1: The Placemaking Principle

Policy CDP 1 is an overarching Policy which must be considered for all development proposals to help achieve the key aims of the Glasgow City Development Plan. CDP 1 states that *new development should aspire towards the highest standards of design while providing high quality amenity to existing and new residents in the City. New development should respect the environment by responding to its qualities and character, while protecting the City's heritage.*

Case Officer Comment

The proposed development does not represent the highest quality of design and is not judged to protect the City's heritage or respect the character and quality of the surrounding environment. This is by virtue of the siting of the incongruous modern extract vent to the front elevation of the building within a Conservation Area.

The proposal is considered to be contrary to CDP1

Supplementary Guidance SG 1: Placemaking (Part 1),

This guidance lays out the placemaking approach which forms the bedrock of planning within Glasgow. The aim of the guidance is to stimulate responsive, innovative design, facilitate creativity and ensure high-quality development. The guidance contains the following specific historic environment guidelines

3.22 The placemaking priorities in the Historic Environment are:

- a) Protecting and enhancing the unique character of historic buildings, structures and settings;*
- b) Promoting new development of the highest design and material quality which respects and integrates with the existing historic environment;*

Case Officer Comment

The proposed development will have a detrimental impact on the character of the Conservation Area owing to the inappropriate siting and design. The proposed development is not judged to integrate with the surrounding historic environment and is not sympathetic in character to the Conservation Area.

This application is, therefore, contrary to SG1 (Part 1)

Policy CDP 9: Historic Environment

This Policy aims to ensure the appropriate protection, enhancement and management of Glasgow's heritage assets by providing clear guidance to applicants. The Council will assess the impact of proposed developments and support 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.

Case Officer Comment

The proposed development does not respect or complement the character or appearance of the Conservation Area. The proposal would have a detrimental impact on the character of the Conservation Area owing to the introduction of an incongruous modern element into the historic environment.

This application is, therefore, contrary to CDP9

Supplementary Guidance SG9: Historic Environment

SG 9 provides detailed guidance on alterations to Listed buildings within conservation areas. It seeks to preserve and enhance the character and appearance of Glasgow's conservation areas. It should be noted that Conservation Area status does not necessarily mean that new development is always unacceptable, but it does mean that great care should be taken to ensure that any new development will preserve or enhance the character and appearance of the area. The following extracts of guidance are considered relevant to the proposal:

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.*

Case Officer Comment

The guidance stated above is clear in stating that ventilation grilles should not be affixed to the front elevations of unlisted buildings in Conservation Areas, and should not be viewable from public view at street level. The proposed development fails to meet these criteria and offers no mitigation or justification for the positioning of the vent to the front elevation or its siting in a prominent position viewable from street level. For these reasons it is considered that the proposed vent would have a detrimental impact on the visual amenity of the Conservation Area. Further to these reasons if it was judged that the siting of the vent was acceptable the proposed finish is not in accordance with the guidance stated above.

This application is, therefore, contrary to SG9

In terms of (c), other material considerations include the views of statutory and other consultees and the contents of letters of representations. No consultations were received and the issues raised in the representation are considered to have been addressed in this report.

Case Officer Conclusion:

The proposed development is not considered to preserve or enhance the special architectural or historic interest of Glasgow West Conservation Area. This is a result of the siting of the proposed vent to the front elevation in combination with the unacceptable proposed finish that is judged to have an unacceptable detrimental impact on the visual amenity of the Conservation Area. Every application for Planning permission is assessed on its own merits against the current Development Plan. This also takes into account the characteristics of the application site and the wider area. While there is a need to maintain consistency in the consideration of points of merit, this is not the same as a 'precedent'. No two Planning applications are the same and each proposal must be determined on its own merits against the current development plan.

The proposed development is not considered to be sympathetic to the character of the property itself nor the character and appearance of the surrounding conservation area. The proposed development will be an incongruous alteration that erodes the special character of Glasgow West Conservation Area. It is considered, for the reasons outlined in the report above, that this application is not in accordance with the

	Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan. On the basis of the foregoing, it is recommended that this application for Full Planning permission be <u>refused</u> .
Recommendation	Refuse

Date: 03/07/2025	DM Officer Harry Wilson
Date	DM Manager

Reasons for Refusal

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.

Drawings

The development shall not be implemented in accordance with the drawing(s)

1. 01- Location Plan Received 22 April 2025
2. 102 - EXISTING AND PROPOSED ELEVATIONS Received 22 April 2025

As qualified by the above reason(s), or as otherwise agreed in writing with the Planning Authority