



Item 6

28th October 2025

Planning Services 231 George Street GLASGOW G1 1RX Tel: 0141 287 8555 Email: 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 100722435-001

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:	MH Planning Associates		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Michael	Building Name:	
Last Name: *	Hyde	Building Number:	63
Telephone Number: *		Address 1 (Street): *	West Princes Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Helensburgh
Fax Number:		Country: *	Scotland
		Postcode: *	G84 8BN
Email Address: *			
Is the applicant an individual or an organisation/corporate entity? *			
☒ Individual ☐ Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:	Mrs	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Flat 1
First Name: *	Elaine	Building Number:	29
Last Name: *	Fraser	Address 1 (Street): *	Athole Gardens
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Glasgow
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	G12 9DB
Fax Number:			
Email Address: *	REDACTED		

Site Address Details

Planning Authority:	Glasgow City Council
Full postal address of the site (including postcode where available):	
Address 1:	FLAT 3
Address 2:	29 ATHOLE GARDENS
Address 3:	
Address 4:	
Address 5:	
Town/City/Settlement:	GLASGOW
Post Code:	G12 9BD

Please identify/describe the location of the site or sites

Northing	667196	Easting	256445
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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)

INSTALLATION OF AN EXTRACT VENT TO THE FRONT OF A FLATTED DWELLING

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.

See attached Grounds for Review

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)

Decision Notice, Report of Handling and Plans and Elevations

Application Details

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

25/00894/FUL

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

22/04/2025

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

04/07/2025

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 Michael Hyde

Declaration Date: 11/08/2025

Payment Details

Online payment: 786283

Payment date: 11/08/2025 13:24:02

Created: 11/08/2025 13:24

**REQUEST FOR REVIEW IN RESPECT OF THE
REFUSAL OF AN APPLICATION FOR
PLANNING PERMISSION FOR THE
INSTALLATION OF AN EXTRACT VENT TO
THE FRONT OF A FLATTED DWELLING, FLAT
3, 29 ATHOLE GARDENS, GLASGOW, G12
9BD (LPA REFERENCE 25/00894/FUL)**

GROUND'S FOR REVIEW

Submitted on behalf of Mrs Elaine Fraser

REQUEST FOR REVIEW IN RESPECT OF THE REFUSAL OF AN APPLICATION FOR PLANNING PERMISSION FOR THE INSTALLATION OF AN EXTRACT VENT TO THE FRONT OF A FLATTED DWELLING, FLAT 3, 29 ATHOLE GARDENS, GLASGOW, G12 9BD (LPA REFERENCE 25/00894/FUL)

GROUND'S FOR REVIEW

1. Site Description:

- 1.1 The review application property is a first floor flat within a terrace of properties located on Athole Gardens, Dowanhill (see **Figure 1** below). The building is not listed however it is located within the Glasgow West Conservation Area.



Figure 1: The Review Application Property © Google Streetview

2. Proposed Development:

- 2.1 The development proposed is the installation of a small vent cover measuring just 150mm x 150mm (6" x 6") on the front elevation of the property.
- 2.2 The vent will be for a bathroom and must be installed in order to achieve compliance with the provisions of the Building (Scotland) Regulations 2004. The flat is single aspect and so it is not possible to install the required vent on the rear elevation of the building.

3. Reasons for Refusal:

3.1 The review application was refused on 4 July 2025 for the following reasons (**Document 1**):

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 Park 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. Relevant Development Plan Policies:

3.1 Section 25 of the Town and County Planning (Scotland) Act 1997 states that “where in making any determination under the planning act regard is to be had to the Development Plan, the determination shall be in accordance with the plan unless material considerations indicate otherwise”.

3.2 The adopted Development Plan relevant to the current application for

review comprises:

- The National Planning Framework (2023); and
- The Glasgow City Development Plan (2017).

3.3 Section 13 of the Planning (Scotland) Act 2019 is now in force. This alters Section 24 of the 1997 Act to state that in the event of 'any incompatibility' between a provision of the National Planning Framework ('the NPF') and a provision of a Local Development Plan ('the LDP'), whichever of them is the later in date is to prevail.

3.4 The following policies of the adopted Development Plan are referred to in the reasons for refusal:

National Planning Framework 4 (2023)

Policy 7 (Historic Assets and Places), which 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.

Glasgow City Development Plan (2017)

Policy CDP 1 (The Placemaking Principle), which states that in order to be successful, new development should aspire to achieve the six qualities of place as defined in draft Scottish Planning Policy and reinforced by Creating Places and Designing Streets. New development should also respect the environment by responding to its qualities and character, while protecting the City's heritage.

Policy CDP 9 (Historic Environment), which states that 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.

Supplementary Guidance

SG 1 (Placemaking), which states that 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; and
- c) Maximising the contribution that the Forth and Clyde Canal, River Clyde and other waterways can make in terms of the City's cultural heritage.

SG 9 (Historic Environment), which states 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. 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.

5. Grounds for Review:

- 5.1 With respect to the submitted application for review, having regard to the provisions of the adopted Development Plan, and also the relevant material considerations, the following is the only planning issue that will require to be assessed.

Will the installation of the extract vent significantly harm the character and the appearance of the Glasgow West Conservation Area?

- 5.2 An application for a Building Warrant for “alterations to flat to remove and re-build mezzanine and re-configure internal layout” was submitted last year (GCC reference 24/01392/BW). 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. As noted above, the application flat is single-aspect meaning that is not possible to install this on the rear elevation of the building, hence the submission of the review application.
- 5.3 The proposed vent cover will measure just 150mm x 150mm (6" x 6") and will be located immediately to the left of an existing rainwater downpipe in the position shown by the red circle on **Figure 2** below.
- 5.4 On this elevation of the existing building 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.



Figure 2: The Review Application Property © Google Streetview

- 5.5 The Planning Officer has said in the Report of Handling (**Document 2**) 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 fully understood or accepted.

- 5.6 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 views at street level and would thus not harm in any way the character of the appearance of the Glasgow West Conservation Area.

6. Conclusions:

- 6.1 In conclusion it is not considered that the installation of a small vent cover, which is being required by Building Standards, would significantly harm the character and the appearance of the Glasgow West Conservation Area, particularly given that the Council can easily require this to be painted the same colour as the background stone. On this basis there would also be no conflict with the requirements of **Policy 7** of National Planning Framework 4, or **Policy CDP 1** or **Policy CDP 9** of the City Development Plan. Planning permission for the installation of the proposed vent cover should therefore be able to be granted.