



Item 4

28th October 2025

Neighbourhoods, Regeneration and Sustainability

Glasgow City Council
Exchange House
231 George Street
Glasgow, G1 1RX
www.glasgow.gov.uk

Executive Director

George Gillespie
BEng (Hons) CEng MICE

Pocket Size Architecture
Kelly Chan
6 Burnbrae Avenue
Bearsden
Glasgow
G61 3ES

Our ref:
GCC Application Ref:

DECISION
25/00894/FUL

4 July 2025

Dear Sir/Madam

SITE: Flat 3 29 Athole Gardens Glasgow G12 9BD

PROPOSAL: Installation of extract vent to front of flatted dwelling

I am obliged to inform you that a decision to refuse your application, **25/00894/FUL** has now been taken.

A copy of the decision notice is attached with any appropriate notes which should be read together with the decision.

The decision notice is a legal document and should be retained for future reference.

Should you require any additional information regarding the decision, please contact the case officer **Harry Wilson** via email harry.wilson@glasgow.gov.uk, who will be happy to help you.

Yours faithfully

Head of Planning

Encls.



PLANNING DECISION NOTICE

Full Planning Permission REFUSAL

IN RESPECT OF APPLICATION **25/00894/FUL**

Installation of extract vent to front of flatted dwelling

AT

Flat 3 29 Athole Gardens Glasgow G12 9BD

AS SHOWN ON THE FOLLOWING SUBMITTED PLAN(S)

Reason(s) for decision

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.

Drawings

The development has been refused in relation to the following 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



Dated: 4th July 2025

Head of Planning

THIS DECISION NOTICE SHOULD BE READ WITH THE ATTACHED ADVICE NOTES

IMPORTANT NOTES ABOUT THIS REFUSAL OF PLANNING PERMISSION

BY THIS NOTICE, YOUR PROPOSAL HAS BEEN REFUSED.

RIGHTS OF APPEAL

If you are not satisfied with this refusal of planning permission, you may request a review within **three months** of the date on this notice. Please note that the right of appeal is to the Planning Local Review Committee of the Council and **not** to Scottish Ministers.

Before pursuing a review, you should consider contacting your case officer to discuss whether there are changes which could be made to the proposed development to make it acceptable. The case officer's contact details are on the letter accompanying this Decision Notice. Your case officer can also advise on how a fresh application could be submitted. Please note that if you do submit a fresh application within 12 months, you would be unlikely to have to pay a further planning fee.

Before contacting the case officer, you would be well advised to view the report on the application. It is available for inspection [online](#). The report explains how the decision was reached and should help you decide whether to proceed with further discussion or a review. If your application was granted subject to conditions, it may be clear from the terms of the report that any conditions which you might be concerned about are necessary.

A notice of review must be served on the Planning Local Review Committee by downloading and completing the form available at <https://www.eplanning.scot/ePlanningClient/>. It should then be emailed, along with accompanying documents, to localreviewcommittee@glasgow.gov.uk.

In most cases a fee is applicable for a notice of review and details of the relevant fee can be found here: [Decision and Appeal – Glasgow City Council](#). The notice of review must include a statement setting out your reasons for requiring the Planning Local Review Committee to review this case. The statement and any other information that the applicant wishes to rely on for the Review must be submitted with the Notice of Review as this cannot be submitted at a later date. You must state by what procedure (written representations, hearing session(s) or inspection of application site) or combination of procedures you wish the review to be conducted. However, please note that the Planning Local Review Committee will decide on the review procedure to be followed.

You must also include with the notice of review a copy of this decision notice, the planning application form, the plans listed on the decision notice and any other documents forming part of the proposed development as determined. If you have a representative, you must give their name and address. Please state whether any notice or other correspondence should be sent to the representative instead of to you.