



Planning Applications Committee

Report by

Executive Director of Neighbourhoods, Regeneration and Sustainability

Item 2(b)

13th January 2026

Contact: Mohammed Hussain Phone: 07867 177 480
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Application Type Full Planning Permission

Recommendation Grant Subject to Condition(s)

Application	25/00952/FUL	Date Valid	28.04.2025
Site Address	34 Dixon Avenue Glasgow G42 8EJ		
Proposal	Erection of single storey extension to front of mosque/community education centre with associated works.		
Applicant	Al-Farooq Education And Community Mr Sohaib Hussain 32-38 Dixon Avenue Glasgow G42 8EJ	Agent	Lee Boyd Ltd Patrick Harris 6D Canaan Lane Edinburgh EH10 4SY
Ward No(s)	08, Southside Central	Community Council	02_097, Crosshill & Govanhill
Conservation Area	Crosshill	Listed	B
Advert Type	Affecting a Conservation Area/Listed Building	Published	8 September 2025

Representations/Consultations

Representations:

One petition with approximately 350 signatures was submitted in favour of the application alongside 20 objections have been received, including an objection from Councillor Elaine Gallagher.

The material grounds of objection are summarised below:

- The proposed extension is not suitable in terms of design and materials and will obscure the architectural features of this B listed building in Crosshill Conservation Area and therefore does not accord with relevant policies in the Development Plan; and,
- The proposed extension will have a significant impact on the streetscape.

As well as a number of material grounds, the objections also contained a number of comments which are not material to this assessment:

- There has been a lack of communication between the applicant and the wider community;
- There has been undisclosed meeting between the applicant and the planners;
- The adjoining lane of the mosque should not be used, and the proposed extension will exacerbate its use;

- The Planning Authority should take the previous objections into account;
- The mosque has previously removed a tree and front garden space without permission;
- There are various parking issues associated with the current building, the introduction of an extension will exacerbate the parking issues as it will increase the number of worshippers; and,
- The proposed extension will exacerbate the current noise pollution especially to the neighbouring properties.

The material grounds for support are summarised below:

- The new development will be of the highest design and material quality which also respects and integrates with the existing historic environment.

Consultations:

Historic Environment Scotland – Whilst HES could not comment on planning permission relating to a B listed building, but they were consulted during pre application discussions with the applicant.

Section 54 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that ecclesiastical buildings being used for ecclesiastical purposes can be altered without the need for listed building consent.

In any case HES has not offered any objection to the principle of the development.

Site and Description

The site is a B Listed, red sandstone, gothic styled church on corner of Dixon Avenue and Langside Road.

The site is bound by 2 storey terraced, sandstone, dwellings to the east and 3 and 4 storey stone tenements to the north, south and west. The site is also located within Crosshill Conservation Area.

The building was originally established as Hutcheson Town Free Church which latterly became the Crosshill Victoria Free Church. In 1971, the then vacant building was converted to an art gallery and exhibition centre known as Maxwell Studios. The building was purchased and returned back to ecclesiastical purposes in 1998, to be used by as the Al-Farooq Education and Community Centre (AFECC) who remain the current owners.

The building is Category B Listed (reference LB32431, Listed 15/12/1970. The listing description states:

Occupies corner site, two-bay gable to Dixon Avenue with pair traceried gallery windows, porch at end of west side aisle also faces Dixon Avenue; flank to Langside Road has tall side aisle, shallow transept, octagonal turret beside porch with open belfry stage, faceted slated spirelet. Bull-faced red ashlar, polished dressings, slated roofs. Hall adjoins at east, wide traceried window in gable to Dixon Avenue. Iron-railed boundary to street with gabled piers.

Site History

99/00946/DC Use of former church building as community centre with funeral parlour
WITHDRAWN 04.10.1999

00/00791/DC Use of former church building as community centre and internal alterations. Granted subject to conditions. 21.01.2003

00/00792/DC Use of former church building as community centre and internal alterations. Granted subject to conditions. 21.01.2003

06/01946/DC Internal and external alterations- amendment to consent 00/00792/DC Granted subject to conditions. 05.12.2006

24/01248/FUL Erection of single storey extension to front of mosque/community education centre.
WITHDRAWN 02.10.2024

Proposal

The applicant seeks planning permission the erection of extension to the mosque and associated works at 34 Dixon Avenue, Glasgow, G42 8EJ

The proposal involves the construction of a single-storey front extension on the only available open ground at the north of the building, beneath the nave windows and adjacent to the secondary entrance to the church. The extension would be rectangular in shape with Corten steel panel clad walls, frameless upper glazing and exposed timber beams. The roof would be flat and finished with Corten edging with a partial green roof system and glazing.

The extension would have an internal floor area of approximately 90m² and is proposed in order to improve accessibility and internal circulation, particularly by relocating ablution facilities to the front of the building.

Externally it is proposed to incorporate sandstone seating steps, soft and hard landscaping, cycle parking, a platform lift and a new tree.

Specified Matters

Planning legislation requires the planning register to include information on the processing of each planning application (a Report of Handling) and identifies a range of information that must be included. This obligation is aimed at informing interested parties of factors that might have had a bearing on the processing of the application. Some of the required information relates to consultations and representations that have been received and is provided elsewhere in this Committee Report. The remainder of the information and a response to each points to be addressed is detailed below.

A. Summary of the main issues raised where the following were submitted or carried out

i. an environmental statement

Not applicable

ii. an appropriate assessment under the Conservation (Natural Habitats etc.) Regulations 1994

Not applicable

iii. a design statement or a design and access statement

Design and Access Statement was submitted in support of the application. It outlines the rationale for the proposed extension, describing how it improves accessibility, spatial flow, and user experience within the mosque and community centre. The statement explains the design approach, materials, and layout in relation to the existing listed building, and highlights how the proposal respects the historic character while introducing a contemporary, functional addition that meets the needs of the local community.

iv. any report on the impact or potential impact of the proposed development (for example the retail impact, transport impact, noise impact or risk of flooding)

Not applicable

B. Summary of the terms of any Section 75 planning agreement

Not applicable

C. Details of directions by Scottish Ministers under Regulation 30, 31 or 32

These Regulations enable Scottish Ministers to give directions

i. with regard to Environmental Impact Assessment Regulations (Regulation 30)

Not applicable

ii.

1. requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31)

Not applicable

2. restricting the grant of planning permission

Not applicable

iii.

1. requiring the Council to consider imposing a condition specified by Scottish Ministers

Not applicable

2. requiring the Council not to grant planning permission without satisfying Scottish Ministers that the Council has considered to the condition and that it will either imposed or need not be imposed.

Not applicable

Policies

National Planning Framework 4 (NPF4) was adopted on 13th February 2023. NPF4 is the national spatial strategy for Scotland. It sets out spatial principles, regional priorities, national developments and national planning policy for Scotland. Due to the scale, nature and location of the proposed development, the following policies are considered relevant.

National Planning Framework 4

Policy 1 - Tackling the Climate and Nature Crises

Policy 2 - Climate Mitigation and Adaptation

Policy 3 - Biodiversity

Policy 7 - Historic Assets and Places

Policy 14 - Design, Quality and Place

Policy 31 - Culture and Creativity

The Glasgow City Development Plan (CDP) was adopted on 29 March 2017. The City Development Plan contains two overarching policies: CDP 1 The Placemaking Principle and CDP 2 Sustainable Spatial Strategy, which must be considered in relation to all development proposals. Other policies and associated supplementary guidance provide more details on specific land uses or environments which contribute to meeting the requirements of the overarching policies.

Glasgow City Development Plan

CDP1/ SG 1 The Placemaking Principle

CDP2/ SG 2 Sustainable Spatial Development

CDP9/ SG 9 Historic Environment

Assessment and Conclusions

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. In addition, under the terms of Section 64 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997, 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. Additionally, section 59 of the same act requires planning authorities to give special regard to the preservation of listed buildings and their settings when considering planning permissions.

The issues to be considered in the determination of this application are:

- 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 the proposal preserves or enhances the character of the listed building and its setting; and,
- d) whether any other material considerations (including objections) have been satisfactorily addressed.

Each development proposal is considered on its individual merits and must respond to its setting appropriately.

In respect of (a), (b) and (c) the development plan comprises National Planning Framework 4 (NPF4) which was adopted on 13th February 2023 and the Glasgow City Development Plan adopted on 29th March 2017, as well as associated supplementary guidance which supports both plans.

Having regard to the provisions of the development plan the main issues in this application are whether the development is acceptable with respect to its visual impact, potential impacts on the listed building, wider historical and natural environment.

Scale, design and siting

Policy 14 of National Planning Framework 4 (NPF4), alongside Policy CDP 1 and Supplementary Guidance SG1 of the Glasgow Local Development Plan, sets out a clear expectation that all development must be design-led, context-responsive, and contribute to the creation of successful places. These policies place people and their experience of the city at the heart of the planning process, requiring proposals to demonstrate a strong understanding of site context, community needs, and the wider urban environment. Development will be supported where it aligns with the six qualities of successful places: healthy, pleasant, connected, distinctive, sustainable, and adaptable ensuring that new proposals promote safety, wellbeing, climate resilience, and long-term value in both the built and natural environment.

The proposed single-storey front extension to the Al-Farooq Education and Community Centre (AFECC), a B-listed Gothic church within the Crosshill Conservation Area, reflects these principles through its sensitive and functional design. Its primary purpose is to re-organise the internal layout, improving access into the building for women and children and relocates ablution facilities to the front of the building to comply with religious practices. The applicant has considered various options in order to improve services within the building but following comprehensive discussions an extension to the front has been considered to be the most appropriate solution in order to limit the overall impact on the internal layout of the building whilst also securing the long term use of this historic building as the layout is more suited to its occupiers and continued community use.

To limit the visual impact of the development the proposal is one storey with a flat roof. The physical and solid structure of the extension would be located furthest from the building with a glass roof linking the old and new buildings. This modest scale of the structure helps limit its visual impact. Its contemporary form, which features a timber structure, Corten steel cladding, and a living roof enhances the visual quality of the extension, its sustainability and biodiversity. The use of a green roof softens the visual impact of the development and further enhances its quality, providing a balance between form and function.

Although located to the front of the building the design is of high quality and respects the historic character of the church by retaining visibility of key architectural features and with limited attachment to the main building, ensuring reversibility. That said the contemporary design and materials are of high quality and would read as a new, but respectful addition to the building.

Functionally the new structure would improve accessibility, particularly for women and children, by relocating ablution facilities for men to the front of the building in line with religious practice.

Whilst considered in more detail below it is considered that the proposal demonstrates a clear understanding of the site's heritage, community role, and urban context, and is in accordance with NPF4 Policy 14, CDP 1, and SG1, supporting the continued use and enhancement of a valued community asset.

Potential impact on Built Heritage

Policy 7 of NPF4, CDP9 and SG9 of the City Development Plan aim to protect and enhance historic assets and places. All proposals affecting the historic environment must also be considered alongside CDP 1 (The Placemaking Principle) and SG1. SG9 establishes a strong presumption in favour of the retention and sensitive adaptation of listed buildings, encouraging extensions and alterations only where they do not harm the building's special architectural or historic interest. Such proposals must respect the original layout and plan form, avoid the loss of historic fabric, use high-quality materials that complement the building's period and style, and remain subservient in scale, massing, and location (SG9 2.61, 2.64). SG9 also welcomes innovative, distinguishable modern design where it is of high quality and contextually appropriate (SG9 2.62).

For conservation areas, new development must preserve or enhance the special character and appearance of the area, with extensions being sympathetic, subservient, and not dominating the original property.

While extensions are generally preferred to the rear or side, SG9 recognises that unique site circumstances may justify alternative locations if the extension remains subservient and sensitive. Flat roofs are discouraged unless they form part of a green roof system or are integral to an approved contemporary design (SG9 2.67), and all materials should complement the existing property in colour, texture, and scale.

The site is bound by 2 storey terraced, sandstone, dwellings to the east and 3 and 4 storey stone tenements to the north, south and west. Stone, slate, timber and metal are characteristic materials of the conservation area as are tenemental, villa and terraced building forms, many of which have been altered in various ways.

The building is Category B Listed (reference LB32431, Listed 15/12/1970). The listing description states:

Occupies corner site, two-bay gable to Dixon Avenue with pair traceried gallery windows, porch at end of west side aisle also faces Dixon Avenue; flank to Langside Road has tall side aisle, shallow transept, octagonal turret beside porch with open belfry stage, faceted slated spirelet. Bull-faced red ashlar, polished dressings, slated roofs. Hall adjoins at east, wide traceried window in gable to Dixon Avenue. Iron-railed boundary to street with gabled piers.

To support their proposal the applicant has provided Planning and Heritage Statements. The Planning Statement summarises the key policy considerations and the design process for the development. The Heritage Statement has been drafted by a conservation architect, assessing the key characteristics of the listed building, the character of the conservation area, the key design moves and an independent assessment of the proposal.

In the case of the Al-Farooq Education and Community Centre, the supporting information states that the proposed extension has been designed to be subservient in scale and massing, occupies a visually modest part of the façade, and uses high-quality, contemporary materials such as Corten steel, timber, and a living roof that complement the original building. The design is distinct yet sensitive, with frameless glass allowing the original façade and key architectural features on the church to remain visible, in line with SG9's encouragement of innovative modern design where appropriate.

Through discussion the applicant has amended the scheme from previous iterations to address comments from Planning, Historic Environment Scotland and comments received during the previous submission. As stated above HES are not generally consulted in relation to planning applications and as the building remains in ecclesiastical use, listed building consent is not required for this work. However, engagement with HES has been invaluable in discussing revisions and additions to the design. During engagement HES acknowledged the unique constraints of the site and the building's unusual entrance arrangement, supporting the contemporary design as appropriate within its historic context.

The result of those discussions has influenced the overall design of the proposal and emphasised the need for a sensitive approach to scale, massing, and materiality, noting that the extension is subservient to the original building and respects its architectural character. The use of Corten steel, which is an earthy tone, complements the natural colours in the red sandstone. Frameless glazing on the elevations and roof (adjoining the church) reduce the bulk of the extension whilst allowing views to traditional features on the listed building as well as the geometric timber joists within the new extension.

Owing to the character of the site there is limited scope to improve the facilities within the building as the internal layout is constrained by structural aspects, and the building sits on a corner plot with little to no open space around it. To support this important and successful community asset the only opportunity to extend without significantly impacting the overall character of the B listed building, is to provide a high-quality addition to the front. This will break the building line on Dixon Avenue but owing to its scale the structure would appear as subservient with the main church structure remaining as the prominent structure along the street. Due to the site constraints and the need to maintain an active use within the building and the high quality of the structure itself, in this very specific circumstance an extension could be permitted on the front elevation of the building. In support of this the applicant has engaged with a conservation architect with a background in altering ecclesiastical buildings as well as maintained an open approach to the development of the design following advice from Planning and HES.

The use of additional hedging, planting container and an additional tree will further help soften the impacts of the works whilst improving the current setting of the building.

Whilst not necessary the building has been designed to be reversible with the red sandstone, encapsulated by the extension, left untreated and various engineering solutions to limit the impact on the stonework. These matters would be controlled via condition as would samples of all materials to ensure the final construction remains as high quality as envisioned within this application.

In doing so the proposal retains the visibility of key architectural features, minimises impact on the historic fabric, and demonstrates a high standard of design in line with local and national policy guidance. The proposal retains and enhances the setting of the listed building, with landscaping and boundary treatments that respect the historic environment, and is reversible, ensuring no loss of significant historic fabric. This approach demonstrates full compliance with the aims and requirements of CDP 9 and SG9

The extension's location and form are justified by the unique site context and the building's unusual entrance arrangement.

Potential environmental impacts

Policies 1, 2, and 3 of National Planning Framework 4 require all new development to respond to the climate and nature crises by minimising environmental impact, supporting climate mitigation and adaptation, and delivering positive effects for biodiversity. Development proposals must demonstrate how they protect and enhance nature, reverse biodiversity loss, and strengthen ecological networks, while also contributing to climate resilience through sustainable design, resource efficiency, and integration of nature-based solutions.

The adaptation of the existing B-listed building for continued community use avoids the need for new development elsewhere, supporting sustainable land use. The extension incorporates a living roof that improves thermal insulation, reduces surface water runoff, and provides habitat for pollinators, contributing to climate resilience and ecological enhancement. Additional measures such as tree planting and hedging further support biodiversity and soften the site's visual impact. The use of a timber structural system and subservient design minimises environmental and visual impact, demonstrating a clear commitment to sustainable design and nature recovery. The proposal is therefore considered to be in accordance with Policies 1, 2, and 3 of NPF4.

Other relevant matters

Policy 31 of NPF4 aims to encourage, promote and facilitate development which reflects our diverse culture and creativity, and to support culture and creative industries.

Whilst the proposed extension to the Al-Farooq Education and Community Centre does not involve the creation of public open space or cultural workspace, the building itself has a rich cultural history, having previously operated as Maxwell Studios, an art gallery and exhibition centre. Its current use as a place of worship and community education centre continues to serve a culturally diverse population and supports community engagement. Although the proposal does not directly align with the specific criteria of Policy 31, it contributes to the cultural continuity and inclusivity of the area and is therefore considered to be broadly supportive of the policy's wider aims.

Similarly, CDP2/SG2 of the Glasgow City Development Plan aims to ensure that all development contributes to a sustainable pattern of land use, supports regeneration, and delivers high-quality places. The policy aims to direct development to the right locations, making efficient use of land and infrastructure, supporting sustainable transport, and protecting environmental assets. Supplementary Guidance SG2 provides further detail, identifying priority areas and setting out frameworks for coordinated development, investment, and the management of change.

The South-Central Local Development Framework (LDF), adopted as supplementary guidance to the City Development Plan in September 2023, sets out a vision for the area to be resilient, inclusive, vibrant, and well-connected, with a spatial strategy focused on place quality, sustainable access, community focus, and climate resilience. Covering neighbourhoods such as Crosshill and Govanhill, the LDF recognises the area's diversity, historic fabric, and the need for high-quality, community-focused development. It provides an additional layer of planning intervention to ensure that new development supports regeneration, local priorities, and the distinct character of the area.

The proposal is located within the established urban area of Crosshill, on a prominent corner site well-served by public transport (two railway stations and multiple bus routes within walking distance). The extension will support the regeneration of the area by investing in a valued community facility and adapting a historic building for modern needs. The proposal enhances the building's functionality and accessibility, ensuring its long-term sustainability and continued contribution to the local community. This is consistent with the policy's focus on regeneration, inclusive growth, and the reuse of existing buildings. The extension does not place additional strain on local infrastructure, as it is designed to

improve facilities for current users rather than increase capacity. The proposal incorporates a living roof, new planting, and retention of a significant tree, enhancing biodiversity and supporting surface water management. The design minimises the impact on the historic environment, with the extension being subservient and reversible. These measures support the protection and enhancement of environmental assets, as required by CDP 2 and the South Central LDF.

Summary

Based on the assessment and criteria (a), (b) and (c) above it is considered that the proposal is considered to accord with the Development Plan, would have no adverse impact on the character or setting of the listed building or the character and appearance of the conservation area in terms of visual impact. The proposal accords with Policy 1, 2, 3, 7, 14,31 within NPF4 (2023) and CDP1, CPD2, CDP9, SG1, SG2 and SG9 of the Glasgow City Development Plan (2017).

In respect of (d) other material considerations include the views of statutory and other consultees and the contents of letters of representations.

In this case 20 objections and one petition with 350 signatures of support have been received. The material grounds of objection are summarised below:

- The proposed extension is not suitable in terms of design and materials and will obscure the architectural features of this B listed building in Crosshill Conservation Area and therefore does not accord with relevant policies in the Development Plan.

Response: The application has been assessed in more detail above, but it is considered that in this circumstance, due to the design and scale of the proposal the proposal complies with the development plan.

- The proposed extension will have a significant impact on the streetscape.

Response: The proposal will have an impact on the street but owing to its contemporary and high-quality design this impact would be positive and would help support an existing community facility.

The material grounds for support are summarised below:

- The new development will be of the highest design and material quality which also respects and integrates with the existing historic environment.

Response: Agreed. As assessed above it is considered that the scale and design of the proposal would complement the listed building and wider historic character of the area.

As well as material grounds, the objections also contained a number of comments which are not material to this assessment:

- There has been a lack of communication between the applicant and the wider community.

Response: Due to the local nature of application, there is no statutory requirement for the applicant to carry out public consultation but the application has been subject to notification of neighbours and advertisement in the local press.

- There has been undisclosed meeting between the applicant and the planners.

Response: As with any application a site visit is conducted, and meetings can be held with applicant to discuss the proposals in more detail. In this case a pre application enquiry was submitted and subject to discussion with planners and Historic Environment Scotland.

- The adjoining lane of the mosque should not be used, and the proposed extension will exacerbate its use.

Response: This is not relevant to the assessment of this application as it relates to use of the premises.

- The Planning Authority should take the previous objections into account.

Response: Each application is subject to its own individual process, and it is not possible to assume that those who objected to a previous application, still have objections to a more recent application. To do so would result in any decision being challengeable.

- The mosque has previously removed a tree and front garden space without permission.

Response: Noted. However, this is not relevant to this current application.

- There are various parking issues associated with the current building, the introduction of an extension will exacerbate the parking issues as it will increase the number of worshippers.

Response: Noted. However, the use has existed for a significant period of time, and this application does not propose a change of use to the property therefore parking impacts cannot be assessed.

- The proposed extension will exacerbate the current noise pollution especially to the neighbouring properties.

Response: Noted. As an existing and historic use any concerns regarding noise from the current use should be directed to Environmental Health.

No objections have been received from consultees.

Conclusion

Overall, the assessment demonstrates that the proposed development complies with the relevant policies of the Development Plan. Other material considerations including the statutory consultation responses and representations have informed this assessment; however, these do not outweigh the proposal's accordance with the Development Plan.

Based on the foregoing, it is recommended that the application for planning permission be granted subject to the following drawings and suggested conditions.

Approved Drawings

The development shall be implemented in accordance with the approved drawing(s)

1. AL(P) 21 EXTENSION REMOVAL Received 25 August 2025
2. A LOCATION PLAN Received 28 April 2025
3. AL_P_09A PROPOSED SITE PLAN Received 28 April 2025
4. AL_P_10C PROPOSED GROUND FLOOR PLAN Received 07 January 2026
5. AL_P_11A PROPOSED FIRST FLOOR PLAN Received 28 April 2025
6. AL_P_12A PROPOSED ROOF PLAN Received 28 April 2025
7. AL_P_12A PROPOSED SECTION A-A Received 28 April 2025
8. AL_P_14B PROPOSED SECTION B-B Received 28 April 2025
9. AL_P_15A PROPOSED SECTION C-C Received 28 April 2025
10. AL_P_16D PROPOSED NORTH ELEVATION Received 07 January 2026
11. AL_P_17A PROPOSED WEST ELEVATION Received 28 April 2025
12. AL_P_18 EXISTING LOWER GROUND FLOOR PLAN Received 28 April 2025
13. AL_P_19A PROPOSED NORTH ELEVATION FROM STREET Received 07 January 2026
14. AL_P_20A PROPOSED WEST ELEVATION FROM STREET Received 28 April 2025

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

Conditions and Reasons

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this permission.

Reason: In the interests of certainty and the proper planning of the area, and to comply with section 58(1) of the Town and Country Planning (Scotland) Act 1997, as amended.

02. Prior to the commencement of development drawings at 1:20 scale, illustrating the proposed construction, attachment and fixing arrangements to the front stone elevation of the building

shall be submitted to and approved in writing by the Planning Authority. Thereafter, the works shall be carried out strictly in accordance with the approved details to the satisfaction of the Planning Authority.

Reason: In order to protect the appearance of both the property itself and the surrounding area

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

03. Prior to the commencement of above ground works full details and samples of the proposed timber and corten steel shall be submitted for the written approval of the Planning Authority. These details shall include the type, colour, texture and specification of the materials. If agree the development shall be completed in compliance with these details.

Reason: To safeguard the character of the listed building and the character of the surrounding conservation area.

04. Prior to the commencement of above ground works full details of the proposed green roof system and external landscaping shall be submitted for the written approval of the Planning Authority. The details shall include hard and soft landscaping works, species, maturity together with a programme for the implementation/phasing of the landscaping in relation to the construction of the development. Thereafter, the landscaping, including planting, seeding and hard landscaping and green roof system shall be implemented in accordance with the approved details prior to occupation of the development.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

05. Any trees or plants which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that the landscaping of the site contributes to the landscape quality and biodiversity of the area.

06. Before any work on the site is begun a detailed plan shall be submitted which shows the exact location of all existing trees at the site and the location and details of a method of tree protection, to comply with BS 5837:2012 Trees in relation to design, demolition and construction, for the written approval of the planning authority. The approved protection shall be in place prior to the commencement of any work on the site and shall be retained in place until completion of the development. Existing trees on the site shall not be lopped, topped, felled or removed without the prior written approval of the planning authority.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

07. Stone repairs, including repairs to chimneys, shall be carried out using replacement natural stone to match the original stonework in every respect including colour, geological character, texture and coursing pattern. A petrographic analysis of the original stonework and the proposed replacement stone together with samples shall be submitted to and approved in writing by the planning authority before work on this element of the development commences.

Reason: To safeguard the character of the listed building and the character of the surrounding conservation area

Reason(s) for Granting this Application

The proposal was considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's accordance with the Development Plan.

for Executive Director of Neighbourhoods, Regeneration and Sustainability

DC/MHUS/09/09/2025

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