



## PLANNING APPLICATIONS COMMITTEE

Report by  
Executive Director of Neighbourhoods, Regeneration and Sustainability

Contact: Constance Damiani Phone: 0141 287 8675

Item 1(b)

13th January 2026

**APPLICATION TYPE** Conservation Area Consent

**RECOMMENDATION** Grant, subject to conditions

<b>APPLICATION</b>	23/02322/CON	<b>DATE VALID</b>	19.09.2023
<b>SITE ADDRESS</b>	2 And 92 Clydeview Lane Glasgow		
<b>PROPOSAL</b>	Complete Demolition in a Conservation Area		
<b>APPLICANT</b>	Mr Benjamin McGuire 18 Blackwater Road Eastbourne BN21 4JB	<b>AGENT</b>	Burnbrae Property Management Ltd Hugh Mitchell 277 Burnbrae House Milngavie Road Glasgow G61 3DG
<b>WARD NO(S)</b>	12, Victoria Park	<b>COMMUNITY COUNCIL LISTED</b>	02_012, Broomhill
<b>CONSERVATION AREA</b>	Broomhill		
<b>ADVERT TYPE</b>	Affecting a Conservation Area/Listed Building	<b>PUBLISHED</b>	13 October 2023
<b>CITY PLAN</b>			

## REPRESENTATIONS AND CONSULTATIONS

### REPRESENTATIONS

2 objections were received. The grounds of objections are as follows:

- The development would result in the loss of the garages which forms part of the boundary wall.
- The development would cause damage to the ivy tree which provides nesting for birds and other pollinators.
- The roof shall be finished with natural slates
- The windows to the front shall be finished with timber.

### CONSULTATIONS

None.

## SITE AND DESCRIPTION

**SITING**

The application site is composed of lock-up garages split into three buildings. The buildings have rendered walls, corrugated tin roof and wooden panelled doors. They are now derelict and in a state of disrepair. The site is located on Clydeview Lane, which is a public road accessed from the west side of Broomhill Avenue. The site is bounded to the east by a brick boundary wall bordering the rear gardens from the tenements of Broomhill Terrace and Broomhill Avenue. To the west of the site across the lane lies a former bowling green club house which is now in use as part gym/part dwellinghouse and retains a small portion of the former bowling lawn to its south and west. To the west and south of the former bowling green there is the A814 Clyde Expressway.

The site is located in a mainly residential area and sits within Broomhill Conservation Area.

**PRE-APPLICATION PROCESS**

The applicant submitted a pre-application enquiry (23/00802/PRE) for the demolition of the existing garages and the erection of 4No. dwellings. The applicant was advised that the number of units should be reduced and the design strategy revisited. The Planning Authority advised the applicant that the development should carefully consider any impact on the overshadowing and privacy of neighbouring properties and that the design, materiality of the mews dwellings should respect the special character and interest of the surrounding Broomhill Conservation Area.

**APPLICATION PROPOSAL**

The proposal is for the demolition of the derelict lock-up garages and the erection of three two-storey mews dwellings. The mews dwellings would be finished with blonde brick at ground floor level and grey zinc cladding for the upper storey; the roof will be finished with grey tiles. The front elevation of the mews reads as one and a half storeys with integrated dormer windows while the rear elevation presents as a traditional two storey building. The three buildings are set back from the lane edge and the internal living spaces located at ground floor level are screened with landscaping beds to the front of the properties. The north and south mews buildings return the corner with elevations presenting to both aspects.

The northern and southern edges of the site will be bounded by new brick walls with slot frosted panels. The existing brick boundary wall between the eastern edge of the site and the tenement on Broomhill Avenue will be retained.

Internally, each unit is divided as follows:

Ground Floor – Kitchen, living room, shower room and hallway.

First Floor – Two bedrooms, bathroom and a store.

Three parking spaces are proposed for each mews dwellings accessed from Clydeview Lane. These comprise a car port style with garden deck above. The parking spaces have a width of 3.5m and an average length of circa 7.5m. The refuse/ recycling area is located to the rear of the parking spaces.

Each mews has its own amenity spaces. The north and south buildings have side gardens and the central building has a rear garden. All three have a terrace located above the parking space accessed internally from first floor level. An opaque glass balustrade is proposed for screening of the terrace. The terrace for the south unit measures 15 sqm while the other two cover an area of 13 sqm.

**PLANNING HISTORY**

22/01349/FUL | Erection of 4No. Dwellinghouses | Withdrawn on 15.03.2023

23/02330/FUL - Erection of 3No. Mews Dwellings

**POLICIES****NATIONAL PLANNING FRAMEWORK 4**

National Planning Framework 4 (NPF4) was adopted on the 13<sup>th</sup> of February 2023. NPF 4 is the national spatial strategy for Scotland. It sets out spatial principles, regional priorities, national development and natural planning policy for Scotland. The relevant policies are:

Policy 1: Tackling the Climate and Nature Crisis  
 Policy 2: Climate mitigation and adaptation  
 Policy 7: Historic Assets and Places  
 Policy 9: Brownfield, vacant and derelict land and empty buildings  
 Policy 12: Zero Waste  
 Policy 13: Sustainable Transport  
 Policy 14: Design, quality and place  
 Policy 15: Local Living and 20-minute neighbourhoods

## **GLASGOW CITY DEVELOPMENT PLAN**

Glasgow City Development (CPD) was adopted on 29<sup>th</sup> March 2017. The application is categorised as a 'local development'. The relevant policies and associated supplementary guidance are:

CDP1: The Placemaking Principle  
 CDP2: Sustainable Spatial Strategy  
 CDP5: Resource Management  
 CPD7: Natural Environment and Trees  
 CPD9: Historic Environment  
 CPD11: Sustainable Transport

SG1: The Placemaking Principle  
 SG5: Resource Management  
 SG7: Natural Environment and Trees  
 SG9: Historic Environment  
 SG11: Sustainable Transport

## **ASSESSMENT AND CONCLUSIONS**

Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (As subsequently amended) require that planning applications be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.

Section 64 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 requires the Council to pay special regard to any building or other land in a Conservation Area, including the desirability of preserving or enhancing the character of that area.

In terms of this application therefore, the determining issues are considered to be:

- a) whether the proposals accord with the provisions of the Development Plan,
- b) whether the proposals are appropriate having regard to the provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, and
- c) whether material considerations such as consultations or representations, have been addressed satisfactorily in the assessment of this proposal.

## **DEVELOPMENT PLAN POLICY CONSIDERATIONS**

In respect of a), the Development Plan consists of the National Planning Framework 4 and the adopted Glasgow City Development Plan 2017. The relevant policies are outlined below.

### **NATIONAL PLANNING FRAMEWORK 4, ADOPTED 2023**

#### **Policy 1 – Tackling the Climate and Nature Crisis**

Policy 1 is an overarching policy which seeks to encourage, promote and facilitate development that addresses the global emergency and nature crisis. It states that when considering development proposals significant weight will be given to the global climate and nature crisis.

**Comment:** The proposal is deemed to be accordance with the overall aims of the policy as it does not cause significant harm to the climate and nature crisis.

## **Policy 2 – Climate Mitigation and Adaptation**

The intent of the policy is to encourage, promote and facilitate development that minimises emissions and adapts to the current and future impacts of climate change.

**Comment:** The proposed development will have minimal associated emissions and is deemed to accord with the overall aims of the policy.

## **Policy 7 – Historic Assets and Places**

The intent of the policy is to protect and enhance the historic environment, assets and places in order to enable positive change as a catalyst for the regeneration of places. In relation to proposals affecting listed buildings, the policy states the following:

*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.*

**Comment:** The existing dilapidated lock up garages do not contribute positively to the existing Conservation Area. They are not a feature of historical merit that would be worthy of retention and restoration. They comprise a three blocks of late 20<sup>th</sup> Century lock up garages finished in render and corrugated metal. The architectural style of the development is not traditional but presents a contemporary version of a typical historical Glasgow mews style housing which is respectful of the surrounding historic context.

## **Policy 9 - Brownfield, Vacant and Derelict Land and Buildings**

*Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised should be taken into account.*

*Where land is known or suspected to be unstable or contaminated, development proposals will demonstrate that the land is, or can be made, safe and suitable for the proposed new use.*

*Development proposals for the reuse of existing buildings will be supported, taking into account their suitability for conversion to other uses. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option.*

**Comment:** The existing brownfield site is composed of poorly maintained buildings which have a negative impact on the surrounding area. Adequate site investigations safeguarded by conditions will ensure that the land will be safe for redevelopment. The site will be brought into residential use which is in keeping with the dominant use in the area and is considered a suitable conversion. Overall, the proposal supports the aims of the policy.

## **Policy 12 – Zero Waste**

*Development proposals that are likely to generate waste when operational, including residential, commercial, and industrial properties, will set out how much waste the proposal is expected to generate and how it will be managed including:*

- i. provision to maximise waste reduction and waste separation at source, and*

*ii. measures to minimise the cross contamination of materials, through appropriate segregation and storage of waste; convenient access for the collection of waste; and recycling and localised waste management facilities.*

**Comment:** The proposal involves the demolition of derelict garages. The garages are dilapidated, and the buildings materials are not of a high-quality (render, corrugated zinc roof) which compromises their reuse on site. Adequate refuse/ recycling facilities are provided within the development.

## GLASGOW CITY DEVELOPMENT PLAN

The City Development Plan (CDP) consists of high-level policies, with statutory Supplementary Guidance providing further information or detail in respect of these policies. The Development Policies and Policy Principles considered to be relevant to the current application are discussed below.

### CDP 9 and SG 9 - Historic Environment

Conservation Area Consent is required for the demolition of an unlisted building in a Conservation Area. Proposals for the demolition of an unlisted building, which contribute to the character or appearance of the Conservation Area will require to demonstrate that:

- (a) The building is incapable of viable repair and re-use; and
- (b) The proposed replacement will preserve or enhance the character of the area.

**Comment:** In this instance, it is recognised that the existing lock-up garages are not of sufficient architectural merit to warrant statutory protection in themselves, and do not make a positive contribution to their setting. They are not of historical interest but are a late 20<sup>th</sup> century addition that are of poor design and build quality and are considered to have a generally negative impact on the character of the Broomhill Conservation.

An accompanying planning application (reference 23/02330/FUL) seeks to replace the buildings with three two-storey mews buildings with boundary treatments and landscaping. They have been designed as a modern interpretation of the traditional Glasgow 1 and ½ storey mews buildings and would be finished in buff brick, slate and zinc panelling to match the tone and colour of surrounding buildings. As such the proposed replacements will enhance the character of this part of the conservation area.

The proposed demolition of the three lock-up garage buildings is therefore considered to comply with the Development Plan as the existing garages are not worthy of retention and their replacements will enhance the appearance of the Conservation Area.

## PLANNING (LISTED BUILDING AND CONSERVATION AREAS) (SCOTLAND) ACT 1997

With respect to (b), whether the proposal preserves or enhances the character or appearance of the Broomhill Conservation Area. As discussed above, the lock-up garages are of poor design and build quality and are considered to have a generally negative impact on the character of the Broomhill conservation area. The proposed demolition and replacement with mews style housing would enhance the special character of Broomhill Conservation Area.

## MATERIAL CONSIDERATIONS

With respect to c), whether any material considerations have been raised during the application process that would outweigh the provisions of the statutory Development Plan, the representations and consultations received for this application are material considerations and have been summarised below.

## OBJECTIONS

- The development would result in the loss of the garages which forms part of the boundary wall.

**Comment:** Appropriate boundary treatment to the north of the site is proposed and this will be safeguarded by condition through application 23/02330/FUL

- The development would cause damage to the ivy tree which provides nesting for birds and other pollinators.

**Comment:** There are no trees within the red line boundary of the site, a tree survey has been submitted as part of application 23/02330/FUL to investigate the impact of the development of the RPA of the neighbouring trees.

- The roof shall be finished with natural slates

**Comment:** This will be controlled through a condition for the accompanying planning application 23/02330/FUL.

- The windows to the front shall be finished with timber.

**Comment:** This will be controlled through a condition for the accompanying planning application 23/02330/FUL.

## CONCLUSIONS AND RECOMMENDATIONS

The existing site comprises dilapidated garages, which contribute negatively to the character of this part of the Conservation Area. Approval of this scheme would see the reuse of a brownfield site within a sustainable and highly accessible location in an area where housing is in high demand. The new dwellings would create an active and attractive edge to the lane and measures to protect the existing trees during construction have been proposed.

The proposed erection of three mews dwellinghouses with associated parking/ landscaping has been assessed against and found to be in accordance with NPF4 and the relevant policies and supplementary guidance of the adopted Development Plan. The impact of the proposal on the setting of the Conservation Area and adjacent buildings has been assessed, and the development will have a positive impact on the setting of this part of Broomhill Conservation Area at this location.

Other material considerations, including the points raised in the letters of objections, have been considered but do not outweigh the Development Plan.

It is therefore recommended that Conservation Area Consent is granted, subject to the following conditions.

## SUGGESTED CONDITIONS

01. No demolition of the building(s) shall take place until a contract or other agreed form of written evidence, demonstrating that construction of the new building will commence as soon as reasonably practicable following demolition, has been exhibited to and approved in writing by the Planning Authority.

Reason: To safeguard the character of the surrounding conservation area.

02. Prior to the commencement of demolition works on site, a method statement/management plan, to include:

- (a) measures for the control of noise dust and vibration;
- (b) areas for the delivery and storage of equipment and materials;
- (c) management of site traffic;
- (d) method statement and programme for demolition works, and;
- (e) proposals for contractors storage, in a manner that minimises disruption to the local community and associated road network and maintains the safe movement of pedestrians and traffic, shall be submitted to and approved in writing by the planning authority.

Reason: To minimise disturbance during demolition and construction and in the interests of vehicular and road safety.

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

03. Prior to the commencement of demolition and construction works on site, details of any temporary barricades required during the works shall be submitted to and approved in writing by the Planning Authority. The barricades shall be painted and/or maintained in good condition and kept free of advertisements. Reason: To safeguard the character of the surrounding conservation area.

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

#### ADVISORY NOTES TO APPLICANT

Please be advised that the proposed development also requires Full Planning Permission. No works to implement this consent shall be carried out prior to receiving the appropriate consents.

The applicant is advised that the granting of Conservation Area Consent does not remove him/her from the requirement to obtain the consent of adjacent landowners in respect of any access required to build, or maintain, this approved development. Such consent should be obtained prior to the commencement of works on site.

Before any work on the site is begun, an assessment of the impact of emissions to air from or associated with the development, including associated road transport and demolition, should be carried out. Where the development is assessed as having an adverse impact on local air quality, mitigation measures should be specified, and approved mitigation measures should be completed before the demolition works commence.

Before any work on the site is begun, an assessment of the impact of emissions to air from or associated with the development, including associated road transport and demolition, should be carried out. Where the development is assessed as having an adverse impact on local air quality, mitigation measures should be specified, and approved mitigation measures should be completed before the demolition works commence.

The applicant is advised to consider registering the site with the Considerate Constructors Scheme, which aims to improve the image of the construction industry. For further details, please contact the scheme directly. Considerate Constructors Scheme, PO Box 75, Ware, Hertfordshire SG12 0YX. Telephone: 01920 485959 Fax: 01920 485958 Freephone: 0800 7831423 [www.ccscheme.org.uk](http://www.ccscheme.org.uk) email: [enquiries@ccscheme.org.uk](mailto:enquiries@ccscheme.org.uk)

In order to protect local residents' amenity, noise associated with construction and demolition works in residential areas should not occur before 0800 or after 1900 Monday to Friday, and not before 0800 or after 1300 on Saturdays. Noise from construction or demolition works should be inaudible at the site's perimeter on Sundays and public holidays. The planning authority should be notified of necessary works likely to create noise out-with these hours.

#### ADVISORY NOTES TO COUNCIL

None

for Executive Director of Neighbourhoods,  
Regeneration and Sustainability

DC/ CDAM/  
22/10/2025

#### BACKGROUND PAPERS

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