



Item 6

9th December 2025

Planning Services 231 George Street GLASGOW G1 1RX Tel: 0141 287 8555 Email: [onlineplanning@glasgow.gov.uk](mailto: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 100729498-002

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

## Applicant Details

Please enter Applicant details

|                      |   |  |   |
|----------------------|---|--|---|
| Title:               | <input type="text" value="Mr"/>                     | You must enter a Building Name or Number, or both: * |   |
| Other Title:         | <input type="text"/>                                | Building Name:                                       | <input type="text"/>                          |
| First Name: *        | <input type="text" value="Alasdair"/>               | Building Number:                                     | <input type="text" value="100"/>              |
| Last Name: *         | <input type="text" value="Crawford"/>               | Address 1 (Street): *                                | <input type="text" value="2/1"/>              |
| Company/Organisation | <input type="text"/>                                | Address 2:   | <input type="text" value="100 Clyde Street"/> |
| Telephone Number: *  | <input type="text" value="07885763396"/>            | Town/City: *   | <input type="text" value="Glasgow"/>          |
| Extension Number:    | <input type="text"/>                                | Country: *   | <input type="text" value="Scotland"/>         |
| Mobile Number:       | <input type="text"/>                                | Postcode: *  | <input type="text" value="G1 4LH"/>           |
| Fax Number:          | <input type="text"/>                                |  |   |
| Email Address: *     | <input type="text" value="alasdaircrawford@pm.me"/> |  |   |

## Site Address Details

Planning Authority:

Glasgow City Council

Full postal address of the site (including postcode where available):

Address 1:

FLAT 2/1

Address 2:

CARRICK QUAY

Address 3:

100 CLYDE STREET

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G1 4LH

Please identify/describe the location of the site or sites

Northing

664694

Easting

259204

## 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)

Replacement of existing single-glazed aluminium Crittall windows with new double-glazed aluminium units of matching appearance and profile, including removal of obsolete glazed-in vents and installation of discreet modern ventilation to improve energy performance and maintain the building's original architectural character.

## 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.

I am seeking a review of the decision to refuse consent for the replacement of the existing aluminium Crittall windows with modern double-glazed aluminium units of matching appearance and profile. The refusal does not adequately reflect the technical, material, and environmental constraints that make a like-for-like replacement impossible. The existing glazing forms part of an AWS Crittall curtain wall system which has been out of production for several decades.

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)

Original Planning Application Form and Drawings Window Schedule and Technical Specifications (existing and proposed) Visual Comparison Elevations and Section Details Photographs of Existing Windows and Surrounding Context Energy Efficiency and Sustainability Statement Correspondence and Notes from Conservation Officer Discussions (if applicable) This Statement in Support of Review Original Planning Application Form and Drawings

## Application Details

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

25/01586/FUL

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

11/07/2025

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

01/10/2025

## 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

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure \*

Further written submissions on specific matters

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

I believe a site inspection or further clarification would assist in understanding the proposal.

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 Alasdair Crawford

Declaration Date: 12/10/2025

**Fee Exemption Reason**

I have already paid my fee for this application but not previously submitted it

# Notice of Review – Grounds of Appeal

Application Ref: 25/01586/FUL

Appellant: Alasdair Crawford

Site: Flat 2/1, Carrick Quay, 100 Clyde Street, Glasgow

## Understanding the Curtain Wall System

Before addressing the grounds of appeal, it is important to explain what a curtain wall system is, and why it is more complex than standard windows.

- Carrick Quay was built in 1989 with an aluminium curtain wall system manufactured by Crittall.
- Unlike normal windows, a curtain wall is a continuous framework that runs across the whole façade of the building.
- The aluminium framework is fixed in place, and the glazing panels and vents are inserted into it as infill units.
- This means the framework itself is not something that can be swapped out — it is integral to the façade.
- Any new glazing or inserts must be compatible with the original Crittall AWS curtain wall system, which stopped production decades ago. Trying to install a new AWS section into the existing curtain wall is like trying to install an iPhone app on an Android phone — no matter how good the app is, it simply won't run in the wrong system.

In simple terms: a curtain wall is like a giant frame or grid that runs across the whole building façade. The glass panels inside it can be renewed, but the grid itself cannot be replaced — because it was built with the original Crittall AWS system, which has been obsolete for decades.

## 1. What this application is (and is not)

- This is not a replacement of the whole window system.
- The original aluminium curtain wall frame stays in place.
- Only the infill glazing panels and failed sashes are being removed and replaced with modern, efficient glass units.
- The external sightlines, geometry, and bay divisions of the façade will remain the same.

In simple terms: the frame stays, only the glass is upgraded.

## 2. Why the refusal is unreasonable

- The refusal seems to assume I am removing the entire system, which is not the case.
- By keeping the original frame, the architectural rhythm, proportions, and detailing are preserved.
- The Council has effectively asked me to do something that is not technically possible.

## 3. The technical problem

- The window system was manufactured in 1989 by Crittall Windows, using their AWS (Aluminium Window System).
- The AWS profile is 50 mm × 50 mm, modern manufacturers no longer support this.
- This system has been discontinued for decades. Crittall no longer manufactures aluminium — only steel.
- There are a few limited AWS suppliers, which limits the variety of AWS on the market
- To reproduce AWS today would require a full factory retooling costing millions — far beyond what is realistic for homeowners.
- Like-for-like replacement is possible.

## 4. Why modern systems don't fit

- Modern aluminium systems from suppliers such as Reynaers (SL38) or Schüco (AWS 70/80) are available.
- However, their profiles are 97 mm to 120 mm deep, compared to the original 50 mm (<https://www.schueco.com/uk/fabricators/products/windows/aluminium/aws-75-si->).
- They are simply too deep to integrate with the Carrick Quay curtain walling.
- In everyday terms: they are pieces from a different jigsaw puzzle. However good they may be, they cannot slot into the existing system without damaging the façade.

## 5. Social and practical impact

- The current glazing units suffer from failed seals, draughts, and poor insulation.
- Residents face higher energy bills, reduced comfort, and worsening condensation.
- Refusing the upgrade ensures the building continues to deteriorate, which is the opposite of conservation.
- Conservation should mean protecting and sustaining buildings, not trapping residents with unrepairable, obsolete systems.

## 6. The benefits of my proposal

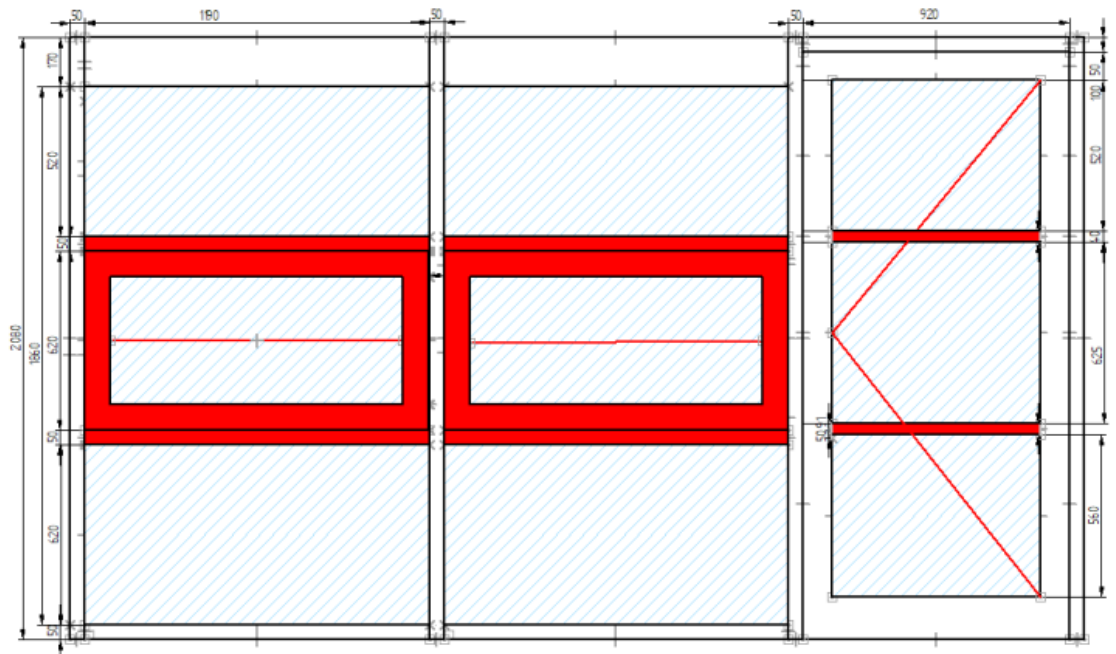
- Keeps the existing frame and external appearance.
- Improves thermal performance by more than 50%.
- Reduces running costs for residents and supports climate policy.
- Ensures the long-term sustainability of the building fabric.
- Attracted no objections from neighbours or the public.

## 7. Conclusion

- This refusal does not conserve the building — it ensures decline.
- I respectfully ask the Local Review Committee to overturn the refusal because:
  1. The frame remains in place — the façade's rhythm and proportions are unchanged.
  2. Like-for-like replacement is impossible — the Crittall AWS system is discontinued, and only limited suppliers of second-hand parts exist.
  3. Modern alternatives do not integrate — their deeper profiles are incompatible with the existing curtain wall.
  4. My proposal is the only realistic and sustainable way to preserve the building while improving performance.

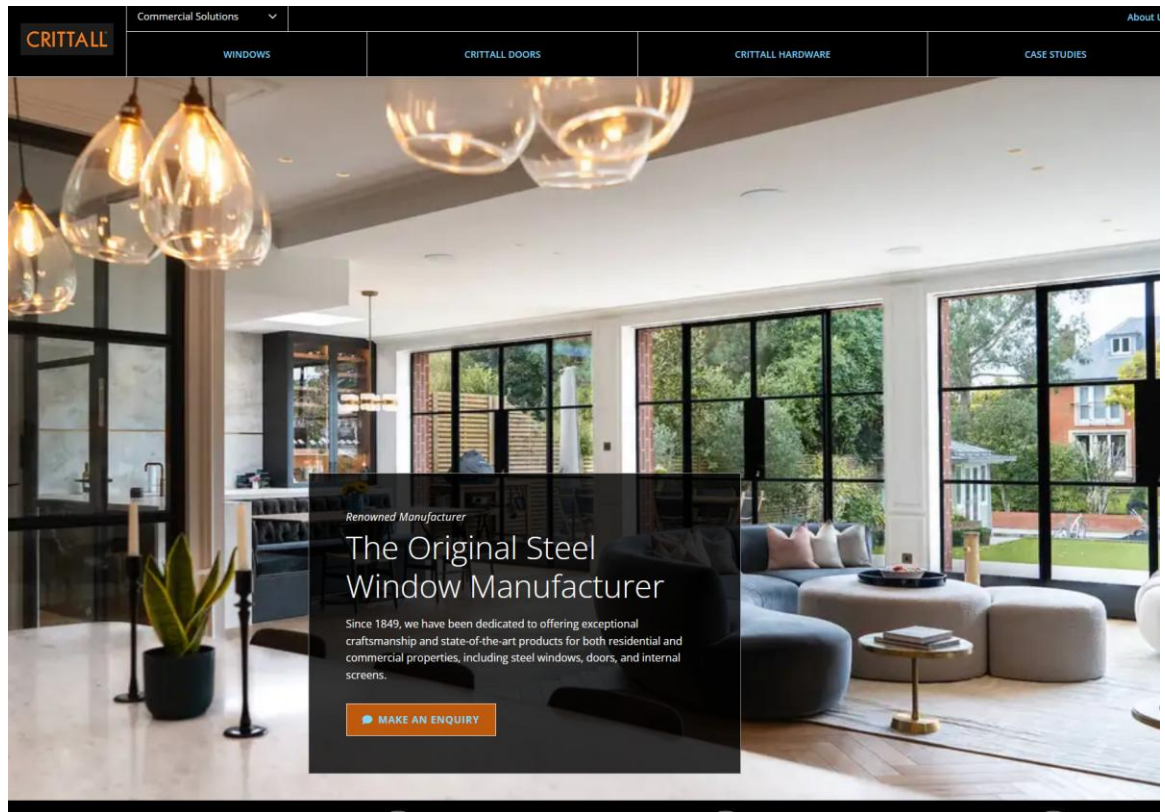
## Appendix

- a. Drawing highlighting the defective glazing panels (shown in red) proposed for replacement. The original aluminium frame is retained



- b. Screenshot from Crittall website confirming aluminium systems are no longer produced.





C. Extract from Wikipedia confirming Crittall did make Curtin window Systems at the time of the window fabrication.

### Postwar history [\[ edit \]](#)

During the 1950s, Crittall began to manufacture [aluminium](#) windows and [curtain walling](#), and in the 1960s was instrumental in the development of pressure chamber weather performance testing standards that are still used in the UK today.

The postwar period has seen Crittall undergo several major corporate changes. In 1965, it merged with [Henry Hope & Sons Ltd](#) to form Crittall Hope – a firm that was then taken over in 1968 by [Slater Walker](#) Securities. Six years later, in 1974, Crittall-Hope was acquired by Norcros Ltd, and Crittall Windows Limited Braintree and Witham was formed.

In 1990, Crittall moved to new premises in Braintree. Five years later, it was acquired by [Apax Venture Capital](#), and then sold two years later (1997) to [Marmon Corporation](#) of [Chicago](#). In 2002, the company was acquired by Laurel Holdings, and was then the subject of a management buy-out in 2004. In 2007, the company opened a new factory and head office in Witham.