

Report of Handling for Application 25/01586/FUL

ADDRESS:	Flat 2/1 Carrick Quay 100 Clyde Street Glasgow G1 4LH	Item 3 9th December 2025
PROPOSAL:	Installation of replacement windows and door	

DATE OF ADVERT:	22 August 2025	
NO OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED	Two identical comments were received in support of the proposals, stating the proposal offers an energy-efficient replacement for old double glazing by removing two unnecessary and draughty central opening windows, simplifying the design.	
PARTIES CONSULTED AND RESPONSES	NONE	
PRE-APPLICATION COMMENTS	<p>Pre-application advice was sought and provided in advance of this application (planning ref.: 25/01412/PRE). The pre-application response letter advised that if the replacement windows closely match the existing ones in terms of opening style, pane layout, size, and frame colour, only a Prior Notification application is required rather than full planning permission. However, if the proposed alterations significantly change the window proportions or overall appearance, full planning permission must be obtained.</p> <p>The pre-application advice stated that to ensure architectural consistency and protect the character of the conservation area, any full planning application must address the entire building façade's window system, not just the individual flat.</p>	

EIA - MAIN ISSUES	NONE
CONSERVATION (NATURAL HABITATS ETC) REGS 1994 – MAIN ISSUES	NOT APPLICABLE
DESIGN OR DESIGN/ACCESS STATEMENT – MAIN ISSUES	NOT APPLICABLE
IMPACT/POTENTIAL IMPACT STATEMENTS – MAIN ISSUES	NOT APPLICABLE
S75 AGREEMENT SUMMARY	NOT APPLICABLE
DETAILS OF DIRECTION UNDER REGS 30/31/32	NOT APPLICABLE
NPF4 POLICIES	Policy 1: Tackling the Climate Crisis Policy 2: Climate Mitigation and Adaptation Policy 7: Historic assets and Places Policy 14: Design, Quality and Place Policy 16 - Quality Homes
CITY DEVELOPMENT PLAN POLICIES	CDP1: The Placemaking Principle CDP9: Historic Environment SG1: The Placemaking Principle SG9: Historic Environment

OTHER MATERIAL CONSIDERATIONS	The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Central Conservation Area
REASON FOR DECISION	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.

Comments	
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Planning History	Available online.
Site Visits (Dates)	23.09.2025
Siting	This building is on the north side of Clyde Street, just west of Stockwell Street in Glasgow City Centre. Ward 10 – Anderston/City/Yorkhill
Design and Materials	<p>The proposal involves a retrofit of the existing window system, retaining the original aluminium curtain wall framework, including all vertical mullions, horizontal transoms, and perimeter framing. The existing subdivided glazing units and sash inserts will be removed and replaced with larger, uninterrupted glazed panels, resulting in a simplified window design that changes the original grid pattern and visual composition of the façade.</p> <p>The replacement glazing is noted to be high-performance double-glazed units, fitted with modern seals to improve thermal efficiency and airtightness. One vented sash will be replaced with a thermally broken unit featuring an inset trickle ventilator, matching the size and position of the original vent but providing enhanced insulation and ventilation.</p> <p>Although the main frame is retained, the external visual character of the windows will be significantly modified.</p>
Daylight	N/A
Aspect	N/A
Privacy	N/A
Adjacent Levels	N/A
Landscaping (Including Garden Ground)	N/A
Access and Parking	N/A
Site Constraints	The application site is located within the Central Conservation Area.
Other Comments	<p style="text-align: center;"><u>Assessment</u></p> <p>Sections 25 and 37 of the Town and Country Planning (Scotland) Act requires 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 the Council is required 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.</p> <p>The issues to be taken into account in the determination of this application are therefore considered to be:</p> <ul style="list-style-type: none"> a) whether the proposal accords with the statutory Development Plan; b) whether any other material considerations (including objections) have been satisfactorily addressed. <p>In respect of (a), the Development Plan comprises of NPF4 adopted 13th February 2023 and the Glasgow City Development Plan adopted on the 29th March 2017.</p> <p style="text-align: center;"><u>National Planning Framework 4 (NPF4)</u></p> <p><i>Policy 1: Tackling the Climate Crisis</i> Development proposals should contribute to reducing greenhouse gas emissions and</p>

support Scotland's transition to a net-zero economy by promoting energy efficiency and sustainable construction practices.

Comment:

The proposal supports climate objectives by introducing high-performance double glazing and thermally broken vent units, improving the building's thermal efficiency and reducing energy consumption. This contributes positively to the overall climate resilience of the property.

Policy 2: Climate Mitigation and Adaptation

Developments must incorporate measures that mitigate and adapt to the impacts of climate change, including enhancing energy efficiency, reducing heat loss, and supporting sustainable resource use.

Comment:

The proposed window retrofit incorporates modern glazing technology and improved airtightness, which aligns with Policy 2 by enhancing energy efficiency and reducing heat loss. However, these benefits must be balanced against the need to protect the character of the building and its conservation area setting.

Policy 7: Historic Assets and Places

To protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.

Comment:

While the proposed works retain the existing aluminium curtain wall framework, the removal of the subdivided glazing and operable sash elements, and their replacement with larger, uninterrupted glazed panels, results in a simplified window design that alters the external appearance. This loss of original framing geometry is considered to have a detrimental impact on the visual character a prominent building fronting onto the River Clyde and the surrounding conservation area. The design does not preserve the proportional rhythm and finer detailing typical of the window arrangement and is therefore not considered to accord with the aims of Policy 7.

Policy 14: Design, Quality and Place

Development proposals should be designed to improve the quality of places, contribute to local character and distinctiveness, and be resource efficient. Proposals should demonstrate high-quality design that is compatible with the surrounding townscape and promotes a clear sense of identity.

Comment:

The revised design does not reflect the established visual rhythm or finer detailing of the original windows, resulting in a loss of architectural interest on a prominent elevation. To ensure architectural consistency and protect the character of the conservation area, a more appropriate approach would be to address the entire building façade's window system, not just the individual flat. As such, the proposal does not demonstrate a design-led response that respects local character or enhances the quality of the place, contrary to the aims of Policy 14.

Policy 16 - Quality Homes

States that householder development proposals will be supported where they do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials.

Comment:

The proposal introduces changes to the external design of the windows that reduce the architectural articulation of the façade. Although the new glazing improves thermal performance and energy efficiency, the simplified design does not reflect the proportions or detailing of the original fenestration. The alterations are considered to negatively affect the character of the home and the wider conservation area in terms of design and materials, and therefore the proposal does not comply with Policy 16.

City Development Plan

CDP 1 – The Place Making

This policy aims to improve the quality of development taking place in Glasgow by promoting a design-led approach. This will contribute towards protecting and improving the quality of the environment, improving health and reducing health inequality, making the planning process as inclusive as possible and ensuring that new development attains the highest sustainability levels.

CDP 1 states that new development should aspire towards the highest standards of design while providing high quality amenity to existing and new residents in the city. New development should respect the environment by responding to its qualities and character, while protecting the City's heritage.

Comment:

The simplification of the window and door design alters the established architectural rhythm and detailing that contribute to the character of the building and the Central Conservation Area. As such, the proposal fails to meet the highest standards of design expected under CDP 1. The change also reduces architectural interest and could negatively affect the quality of amenity by diminishing the historic environment's visual contribution to place.

SG1 – Placemaking

This supplementary guidance comprises two parts. Part 1 provides the context and approach of Placemaking established in Policy CDP1 and Part 2 contains detailed design guidance.

Part 1 outlines the six qualities of place, including character and identity, which although more strategic, outlines development proposals should protect and enhance the established character and identity of the city. In terms of adaptability and sustainability, it outlines development proposals should demonstrate the highest standards of sustainable design and construction.

Comment:

By removing the subdivided glazing and altering window proportions, the proposal fails to protect and enhance the character and appearance of the surrounding conservation area and does not adhere to the placemaking principles of SG 1. The simplified fenestration disrupts the architectural unity of the elevation, undermining local distinctiveness and place quality.

Policy CDP 9: Historic Environment

CDP 9 aims to ensure the appropriate protection, enhancement and management of Glasgow's heritage assets. The Council will assess the impact of proposed developments and support high quality design that respects and complements the character and appearance of the historic environment and the special architectural or historic interest of its listed buildings. The Council is unlikely to support development that would have a negative impact on the historic environment.

SG 9 states that all works must be carried out in a way which safeguards the quality of conservation areas. In terms of specific guidance for window replacement, SG 9 states: Replacement will generally be supported where:

- a) existing windows are of an inappropriate design;
- b) existing windows are proven to be incapable of repair (a proposal to remove original windows should be accompanied by a statement demonstrating that they are beyond repair and justifying replacement);
- c) any proposed windows, visible from a public area, match the originals exactly in their design, profile, method of opening and materials (uPVC is not acceptable). This would include details such as glazing bars and horns and the re-use of any stained/leaded/etched glass in the existing windows; and
- d) proposed windows on rear or side elevations, not visible from a public area, match the original proportions, but may have a different material and/or method

of opening.

Comment:

The proposed design departs from the original window proportions and detailing by introducing large uninterrupted glazed panels within the existing frame, which does not replicate the original fenestration pattern. The proposal therefore fails to comply with SG 9's requirements for window replacements within conservation areas.

The proposal is considered to erode the architectural integrity of the property and detracts from the special interest of the Central Conservation Area. The change is considered to have a detrimental impact on the architectural integrity of the property and the broader conservation area, reducing the visual cohesion and character that contributes to distinctiveness of the building.

Section A, Works Affecting the Exterior of Listed Buildings and Unlisted Buildings in Conservation Areas encourages the retention and repair of original windows. Where new windows can be justified, this will generally mean installation to match the original (taking account of any safety etc requirements). uPVC is not considered an acceptable window frame material for Listed Buildings.

Replacement of Windows in Unlisted Buildings Within Conservation Areas outlines that planning permission is required for the removal and replacement of an existing window on an unlisted building within a Conservation Area.

2.54 Replacement will generally be supported where:

- a) existing windows are of an inappropriate design;*
- b) existing windows are proven to be incapable of repair (a proposal to remove original windows should be accompanied by a statement demonstrating that they are beyond repair and justifying replacement);*
- c) any proposed windows, visible from a public area, match the originals exactly in their design, profile, method of opening and materials (uPVC is not acceptable). This would include details such as glazing bars and horns and the re-use of any stained/leaded/etched glass in the existing windows; and*
- d) proposed windows on rear or side elevations, not visible from a public area, match the original proportions, but may have a different material and/or method opening.*

Comment:

While replacement windows can be acceptable in principle, the design, profile, method of opening, and materials must closely replicate the original windows, as required by SG9. The proposed replacement windows for the front elevation do not match the originals exactly in their design, profile, method of opening, or materials, which is contrary to the guidance and not considered acceptable within the conservation area. This is particularly important in such a prominent location in the city, facing onto the River Clyde and along a key route into the city from the south.

The supporting statement outlines that the existing windows are incapable of repair and that the previous manufacturer is no longer in business. In this instance, a total replacement of the frame would be more appropriate to ensure a like-for-like alternative can be found. Alternatively, an application for the whole building would enable an upgrade to all windows without compromising the rhythm and architectural flow of the building frontage.

As such, the proposal is considered contrary to the requirements of SG9 and does not comply with local conservation area policies.

Conclusion

In respect of (a), overall, the proposed replacement windows do not meet the

	<p>requirements set out above and are not an appropriate design within the Glasgow Central Conservation Area and are therefore would be considered contrary to the Development Plan and associated guidance.</p> <p>In respect of b), there are no outstanding material considerations to be addressed prior to the determination of this application.</p>
Recommendation	Refuse

Date: 01/10/2025	DM Officer	Danielle Nevin
Date: <u>01/10/2025</u>	DM Manager	Max Wilson

Reasons for Refusal

01. The proposal is not considered to be in accordance with the Development Plan and there are no material considerations that would justify a departure from it.

02. The proposal is contrary to Policy 7 (Historic Assets and Places), Policy 14 (Design, Quality and Place), and Policy 16 (Quality Homes) of the National Planning Framework 4; and Policies CDP 1 (Placemaking), CDP 9 (Historic Environment), and associated Supplementary Guidance SG 1 and SG 9 of the Glasgow City Development Plan (2017). There are no overriding reasons to depart from these policies.

03. The proposed window alterations result in the loss of original fenestration detailing, including the removal of subdivided glazing, which disrupts the architectural rhythm of the building and harms the character of the building within the Central Conservation Area. The design fails to preserve or enhance the area's special architectural interest, contrary to national and local heritage policies.

Drawings

The development shall not be implemented in accordance with the drawing(s)

1. Location Plan Received 11 July 2025
2. Floor Plan Received 11 July 2025
3. EXISTING AND PROPOSED FRONT ELEVATION Received 11 July 2025
4. EXISTING AND PROPOSED WINDOW Received 11 July 2025

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