



Glasgow City Council

Planning Local Review Committee

**Report by Executive Director of Neighbourhoods,
Regeneration and Sustainability**

Contact: Sam Taylor Ext: 78654

Item 1

9th December 2025

**25/00072/LOCAL – Flat 2/1, Carrick Quay 100 Clyde Street,
Glasgow, G1 4LH
Installation of replacement windows and door.**

Purpose of Report:

To provide the Committee with a summary of the relevant considerations in the above review.

Recommendations:

That Committee consider the content of this report in coming to their decision.

Ward No(s): 10 - Anderston/City/Yorkhill Citywide: n/a

Local member(s) advised: Yes ☐ No ☐ consulted: Yes ☐ No ☐

PLEASE NOTE THE FOLLOWING:

Any Ordnance Survey mapping included within this Report is provided by Glasgow City Council under licence from the Ordnance Survey in order to fulfil its public function to make available Council-held public domain information. Persons viewing this mapping should contact Ordnance Survey Copyright for advice where they wish to licence Ordnance Survey mapping/map data for their own use. The OS web site can be found at <http://www.ordnancesurvey.co.uk> "

If accessing this Report via the Internet, please note that any mapping is for illustrative purposes only and is not true to any marked scale

1 LOCATION, DEVELOPMENT PLAN DESIGNATIONS AND PROPOSAL

Location

- 1.1 The application site is a second-floor flatted dwelling within Carrick Quay on Clyde Street. The site is in ward 10 (Anderston/City/Yorkhill). This is to the left of the entrance as seen from the street.
- 1.2 The property is unlisted and it sits in the Broomielaw, St Enoch & River Clyde Character Area of the Central Conservation Area Appraisal.

Proposal

- 1.3 The development proposed is the installation of replacement windows and door to the balcony facing windows measuring on the front elevation of the property. 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.

2 DEVELOPMENT PLAN POLICIES

- 2.1 The relevant National Planning Framework 4 (NPF4) and City Development Plan (CDP) policies and Supplementary Guidance are:
 - **Policy 1:** Tackling the climate and nature crises
 - **Policy 2:** Climate mitigation and adaption
 - **Policy 7:** Historic assets and places
 - **Policy 14:** Design, Quality and Place
 - **Policy 16:** Quality Homes
- 2.2 The relevant City Development Plan policies and Supplementary Guidance are:
 - **CDP 1 & SG 1:** The Placemaking Principle
 - **CDP 9 & SG9:** Historic Environment
 - **CDP 10 & SG 10:** Meeting Housing Needs

3 REASONS FOR REFUSAL / RELEVANT CONDITION(S)

3.1 The reasons for refusal are set out below:

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.

4 APPEAL STATEMENT

4.1 A summary of the material points raised in the appeal statement is given below:

01. The proposal seeks to address severe thermal inefficiencies and maintenance issues in the existing original windows, the works are necessary, proportionate, and sensitively designed to preserve the building's character and the wider conservation area.
02. Due to age-related degradation – including cracked thermal breaks, failed double-glazing seals, and resultant air leakage – the windows suffer significant heat loss, drafts, and condensation.
03. The original window system is a proprietary design by Crittall (manufactured circa 1989) that is no longer in production; like-for-like replacement is therefore infeasible.
04. The minimal intervention approach adopted aligns with conservation principles of retaining original fabric, reversibility, and proportionality. The visual design will remain indistinguishable from the original. The grid pattern (mullion and transom spacing) is unchanged.
05. The “do nothing” alternative would perpetuate the building's decline in performance (contrary to sustainability objectives), and the “replace entire window system” alternative, while solving performance, would have introduced greater visual and material change (thicker frames, different profiles) and more intervention into the fabric.

06. Fabricators consulted during pre-application research confirmed that replicating the original would require thicker, modern systems with mullions potentially “up to 100% wider” than the original, visually undermining the appearance. This would likely be refused on conservation grounds.
07. The basis that there is “no reason to depart from the current design,” which is inconsistent with the facts acknowledged in the same report.
08. The change is therefore visual only in material specification, not in character or design.
09. The report suggests that an “application for the whole building” would be preferable. This is neither realistic nor proportionate. The building contains around eighty individually owned flats, each under separate title. It is not feasible for a single owner to coordinate or fund a collective application. Planning decisions must be made on the individual merits of the proposal, not on actions beyond the applicant’s control.

5 RELEVANT PLANNING HISTORY

- 5.1 Relevant planning applications for the property are detailed below:

24/00931/FUL - Installation of air-to-air heat pump to front of flatted dwelling - Grant Subject to Condition(s)

25/01586/FUL - Installation of replacement windows and door- Refuse

6 REPRESENTATIONS AND CONSULTATIONS

- 6.1 There were two representations received to the application, both in support. The following points were raised:
- The proposal offers an energy-efficient replacement for old double glazing by removing two unnecessary and draughty central opening windows, simplifying the design.
- 6.2 There were no representations received to the review.

7 COMMITTEE CONSIDERATIONS

- 7.1 Committee should consider if the following are in accordance with NPF4, the relevant City Development Plan policies and Supplementary Guidance, and if there are material considerations which outweigh the Development Plan considerations.
- 7.2 The following are the relevant policy considerations:
- 7.3 **Climate change and mitigation**

National Planning Framework 4: NPF4 Policy 1 Tackling the climate and nature crises and Policy 2: Climate Mitigation and Adaptation states that “when

considering all development proposals significant weight will be given to the global climate and nature crises” and that “development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported.”

Committee should note that:

- The appellant submitted a technical statement explaining the rationale for improving the thermal performance, and this appears to be in the context of the introduction of an Air Source Heat Pump system.
- The proposal is considered to be supportive to this policy.

7.4 Protection of Heritage Assets and Residential amenity

NPF4 Policy 7: Historic assets and places

Aim: to protect and enhance historic environment assets and places.

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

NPF4 Policy 14 Design, Quality and Place

Policy 14 intends to encourage, promote and facilitate well designed development.

Glasgow Central Conservation Area Appraisal

The council regards Broomielaw/Clyde Street as a key part of Broomielaw/St Enoch/River Clyde Character Area: “Together, the Broomielaw and Clyde Street form the main northern frontage to the river. They are characterised by buildings on the north side of the street and landscaped open space between the road and the river, where the quays and shipping sheds once stood.

The Broomielaw and Clyde Street have been the focus of development activity over the last twenty years. *From Carrick Quay* in the east to the latest new office on the western edge of the Conservation Area at the International Financial Services District, a range of new buildings have emerged, mostly larger in scale than their predecessors and incorporating small areas of landscaping.”

CDP9/SG9: Historic Environment

The council supports high quality design that respects and complements the character and appearance of the historic environment and the special architectural interest of its conservation areas. The Council encourages the retention and repair of original windows wherever possible. Where new

windows can be justified, this will generally mean installation to match the original (taking account of any safety etc requirements).

2.53 Replacement of Windows in Unlisted Buildings Within Conservation Areas - 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 of opening.

Committee should note that:

- The appeal statement proposes that the existing windows are of an inappropriate design and incapable of repair as they feature obsolete parts which cannot be replaced.
- The original design features further subdivided proportions with differing methods of opening than is proposed. Such a change is contrary to policy.
- The proposed design features large glazed panels which depart from the original subdivided fenestration pattern, contrary to policy.
- No other window in Carrick Quay has departed from the original design.

Committee should consider whether:

- They are satisfied this departure from policy would not erode the character of the conservation area?
- Are committee satisfied the alteration would not be incongruous to the rest of the external design?
- The highest standards of design and amenity are considered in this design?

8 COMMITTEE DECISION

8.1 The options available to the Committee are:

- a. Grant planning permission, with or without conditions;
- b. Refuse planning permission; or
- c. Continue the application for further information.

8.2 *Section 43A(12)(a) of the Town and Country Planning (Scotland) Act 1997* requires that reasoning behind why the local review body has been decided

be supplied in the decision notice. Should committee be minded to grant planning permission, material considerations that justify a departure from the plan would require to be identified.

Policy and Resource Implications

Resource Implications:

Financial: n/a

Legal: n/a

Personnel: n/a

Procurement: n/a

Council Strategic Plan: n/a

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify. n/a

What are the potential equality impacts as a result of this report? no significant impact

Please highlight if the policy/proposal will help address socio-economic disadvantage. n/a

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify: n/a

What are the potential climate impacts as a n/a

*result of this
proposal?*

*Will the proposal contribute to
Glasgow's net zero
carbon target?* n/a

**Privacy and Data
Protection Impacts:**

Are there any potential
data protection impacts
as a result of this report
N

If Yes, please confirm that
a Data Protection Impact
Assessment (DPIA) has
been carried out

9 RECOMMENDATIONS

- 9.1 That Committee consider the content of this report in coming to their decision.