



## Item 6

3rd February 2026

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 100711273-012

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

### Agent Details

Please enter Agent details

Company/Organisation:	Robertson Design Practice		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Peter Kenneth	Building Name:	The Old Church
Last Name: *	Robertson	Building Number:	
Telephone Number: *		Address 1 (Street): *	George Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Millport
Fax Number:		Country: *	United Kingdom
		Postcode: *	KA28 0BE
Email Address: *			

Is the applicant an individual or an organisation/corporate entity? \*

☒ Individual ☐ Organisation/Corporate entity

## 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="John"/>	Building Number:	<input type="text" value="13"/>
Last Name: *	<input type="text" value="Sutton"/>	Address 1 (Street): *	<input type="text" value="Royal Terrace"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="Royal Terrace"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G3 7NY"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

## Site Address Details

Planning Authority:	<input type="text" value="Glasgow City Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="13 ROYAL TERRACE"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GLASGOW"/>
Post Code:	<input type="text" value="G3 7NY"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="666067"/>	Easting	<input type="text" value="257275"/>
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## 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)

Sub-division of flatted dwelling to form 2no flatted dwellings.

## 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.

Statement added under Supporting Documents

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)

See Supporting Documents section

## Application Details

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

25/01240/FUL

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

02/06/2025

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

16/10/2025

## 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

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 Peter Kenneth Robertson

Declaration Date: 25/11/2025

## Payment Details

Pay Direct

Created: 25/11/2025 16:09

## APPEAL AGAINST PLANNING DECISIONS 25/01240/FUL AND 25/01239/LBA

13 ROYAL TERRACE, GLASGOW G3 7NY

This appeal responds to the above two refusals for the minor internal alterations to and sub-division of the upper ground floor flat at the above address.

This entire property has been the subject of a considerable number of applications over the years including previous sub-divisions, change of use and internal alterations similar in nature to that which was proposed as part of the above applications.

In addition there have been further, numerous successful applications along the length of Royal Terrace which have again involved similar alterations and sub-divisions as proposed in the above applications.

Turning to the grounds for refusal I would address each application separately although there are similarities in reasons for refusal.

APPLICATION 25/01240/FUL.

### GROUND'S FOR APPEAL:

01. 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.

This reason for refusal is general and gives no specifics which could be addressed, indeed prior to the refusal there was no communication requesting any additional information to support the application. My client would have been happy to enter into dialogue with the planning department to address any issues which were of concern.

02. For the reasons listed below, the proposed development is contrary to Policy 7 Historic Assets and Places from the National Planning Framework 4, Policy CDP1 & SG1 Placemaking Principle Part 2, Policy CDP9 & SG9 Historic Environment from the Glasgow City Development Plan.

The nature of the proposed alterations are relatively minor and internal to this property. They make no radical changes to the historic fabric of the building and the nature of the proposed alterations is that they are reversible without permanent detriment to the property. The door openings which are being formed can utilise the doors and architraves being made available due to the alterations and no cornice is affected by the works. If desired existing door openings which are being built up can be done so in a manner which retains their appearance keeping the existing character. The proposed alterations are contained within the sole ownership of the applicant and make no changes to communal areas nor do they impact in any way on the external fabric of the listed building.

03. In the absence of information/details regarding the front and rear access, refuse/recycling arrangements and access to the amenity space means that the impact of the proposed development on the residential amenity cannot be assessed which is contrary to Policy CDP1 and SG1 Placemaking Principle Part 2 of the Glasgow City Development Plan.

At no time during the course of consideration of these applications was there any request for this information nor the opportunity to discuss same with a planning officer. All of the aspects noted are no different to those for all the flats within this property and did not appear to have prevented approval of previous applications for the formation of residential flats within the property.

04. The development does not meet the criteria from SG1 Placemaking Principle Part 2, Paragraph 2.55 Part b) to justify the division of the flatted dwelling into two units. The development is not part of the comprehensive refurbishment of the building, no evidence of the property being marketed as a single self-contained flat without successful sale has been submitted and it has not been demonstrated that the repairs for the flat are so great to necessitate the intensification of the use.

It is accepted that the property is neither subject to a comprehensive refurbishment nor that it has been marketed. Prior to these applications the sub-division of lower ground floor was granted permission and the upper floors also granted consent for residential use, this application is no different. The historic nature of these properties is of very large apartments which are not in keeping with modern requirements and are to a great extent unsustainable. My client is a single parent who relies on his mother's assistance in caring for a young family. This sub-division would provide self-contained accommodation for her and obviate the necessity for her to travel every day to help in this regard.

05. The proposed subdivision of the flatted dwelling into two flatted units would disrupt the historic floor plan which would be detrimental to the character and special interest of the listed building and is contrary to Policy 7 Historic Assets and Places of NPF4 and Policy CDP9 and SG9 Historic Environment of the Glasgow City Development Plan.

The proposed works to this property are minor and do not impact significantly on the historic floor plan of the listed building nor are they necessarily to the permanent detriment of the property. Previous approved alterations to this building and others within Royal Terrace could be viewed in the same manner and a significant number of cases in this regard can be quoted if required as part this appeal process.

GROUND FOR APPEAL:

01. The development is not considered to be in accordance with the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, as it would fail to protect the special character of the listed building, it will not have special regard to the desirability of preserving the building and its setting and will adversely impact on its special architectural or historic interest.

The proposed alterations are of a minor nature and do not significantly impact on the special architectural or historic interest of this building. This is a catch all reason for refusal and is generic in nature. If this were substantive grounds for refusal then almost every alteration proposed would be refused and to date there have been a significant number of approved applications along the length of Royal Terrace and for this property in particular.

02. For the reasons listed below, the proposal is contrary to Policy 7 Historic assets and Places from the National Planning Framework 4, Policy CDP9 and SG9 Historic Environment of the Glasgow City Development Plan.

The following 2 reasons will be addressed separately following this paragraph.

03. The proposed subdivision of the flatted dwelling into two flatted units would disrupt the historic floor plan which would be detrimental to the character and special interest of the listed building and is contrary to Policy 7 Historic Assets and Places of NPF4 and Policy CDP9 and SG9 Historic Environment of the Glasgow City Development Plan.

As stated previously the proposed works to subdivide the property are relatively minimal and do not significantly impact on the character or special interest of the listed building. Previously approved alterations including the subdivision of the lower ground floor and formation of the upper floor flats have involved similar works to this building. Historically there have been numerous approvals for alterations to the majority of properties along the length of Royal Terrace which, whilst not necessarily involving subdivision, have involved equal amounts of alteration works and changes to floor plans as proposed in this application.

04. In order to achieve the proposed subdivision of the flatted dwelling, the development would infill historic doorway and position a kitchen to a front facing room which would impact on the historic layout and special character of the listed building which is contrary to Policy SG9 Historic Environment of the Glasgow City Development Plan.

It is accepted that original doorways would be infilled but again this is no different to previously approved applications affecting not only this building but numerous others along the length of Royal Terrace. These infills are reversible and can be done in such a manner as to preserve the historic integrity of the listed building. In respect of bringing a kitchen to a front facing room the precedent has been set at 8 Royal Terrace where this was approved under application 09/01021/DC.

In conclusion we submit this appeal on the basis that we feel that the proposed alterations do not significantly impact on the special character of this listed building which has already undergone a number of earlier alterations and subdivision. Numerous building along the length of Royal Terrace have had approval for similar, if not identical, alterations and, in some cases, subdivision. At no time during the period of consideration of this application was my client given the opportunity to address any concerns or was there any request for further information or details to assist in the consideration of these applications. If, given the opportunity, my client is happy to enter into dialogue with the authorities to address any and all concerns in an effort to satisfy concerns. We would respectfully request that our appeal is upheld and, if required, conditioned on the basis that all concerns are addressed.