



**Neighbourhoods, Regeneration
and Sustainability**
Glasgow City Council
Exchange House
231 George Street
Glasgow, G1 1RX
www.glasgow.gov.uk

Item 4

3rd February 2026

Executive Director
George Gillespie
BEng (Hons) CEng MICE

Robertson Design Practice
Peter Kenneth Robertson
The Old Church
George Street
Millport
KA28 0BE

Our ref: DECISION
GCC Application Ref: **25/01240/FUL**

16 October 2025

Dear Sir/Madam

SITE: 13 Royal Terrace Glasgow G3 7NY

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

I am obliged to inform you that a decision to refuse your application, **25/01240/FUL** has now been taken.

A copy of the decision notice is attached with any appropriate notes which should be read together with the decision.

The decision notice is a legal document and should be retained for future reference.

Should you require any additional information regarding the decision, please contact the case officer **Constance Damiani** via email constance.damiani@glasgow.gov.uk, who will be happy to help you.

Yours faithfully

Head of Planning

Encls.



PLANNING DECISION NOTICE

Full Planning Permission REFUSAL

IN RESPECT OF APPLICATION **25/01240/FUL**

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

AT

13 Royal Terrace Glasgow G3 7NY

AS SHOWN ON THE FOLLOWING SUBMITTED PLAN(S)

Reason(s) for decision

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.
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.
03. The absence of information/ details regarding the front to 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.
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 a 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.
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.

Drawings

The development has been refused in relation to the following drawing(s)

1. 03 SECTIONS AS EXISTING AND PROPOSED Received 2 June 2025
2. LOCATION PLAN Received 28 July 2025
3. 02 PLAN AS PROPOSED Received 2 June 2025
4. 01 PLANS AS EXISTING AND PROPOSED Received 2 June 2025

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



Dated: 16th October 2025

Head of Planning

THIS DECISION NOTICE SHOULD BE READ WITH THE ATTACHED ADVICE NOTES

IMPORTANT NOTES ABOUT THIS REFUSAL OF PLANNING PERMISSION
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BY THIS NOTICE, YOUR PROPOSAL HAS BEEN REFUSED.

RIGHTS OF APPEAL

If you are not satisfied with this refusal of planning permission, you may request a review within **three months** of the date on this notice. Please note that the right of appeal is to the Planning Local Review Committee of the Council and **not** to Scottish Ministers.

Before pursuing a review, you should consider contacting your case officer to discuss whether there are changes which could be made to the proposed development to make it acceptable. The case officer's contact details are on the letter accompanying this Decision Notice. Your case officer can also advise on how a fresh application could be submitted. Please note that if you do submit a fresh application within 12 months, you would be unlikely to have to pay a further planning fee.

Before contacting the case officer, you would be well advised to view the report on the application. It is available for inspection [online](#). The report explains how the decision was reached and should help you decide whether to proceed with further discussion or a review. If your application was granted subject to conditions, it may be clear from the terms of the report that any conditions which you might be concerned about are necessary.

A notice of review must be served on the Planning Local Review Committee by downloading and completing the form available at <https://www.eplanning.scot/ePlanningClient/>. It should then be emailed, along with accompanying documents, to localreviewcommittee@glasgow.gov.uk.

In most cases a fee is applicable for a notice of review and details of the relevant fee can be found here: [Decision and Appeal – Glasgow City Council](#). The notice of review must include a statement setting out your reasons for requiring the Planning Local Review Committee to review this case. The statement and any other information that the applicant wishes to rely on for the Review must be submitted with the Notice of Review as this cannot be submitted at a later date. You must state by what procedure (written representations, hearing session(s) or inspection of application site) or combination of procedures you wish the review to be conducted. However, please note that the Planning Local Review Committee will decide on the review procedure to be followed.

You must also include with the notice of review a copy of this decision notice, the planning application form, the plans listed on the decision notice and any other documents forming part of the proposed development as determined. If you have a representative, you must give their name and address. Please state whether any notice or other correspondence should be sent to the representative instead of to you.