



Item 4

26th August 2025

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

Executive Director
George Gillespie
BEng (Hons) CEng MICE

Framed Estates Ltd
Sheenagh Gray
12 Seedhill Road
Paisley
PA1 1JS

Our ref: DECISION
GCC Application Ref: **24/01547/FUL**

25 April 2025

Dear Sir/Madam

SITE: 114 Union Street Glasgow

PROPOSAL: Conversion of upper floor offices (Class 4) to form thirteen residential flats (Sui generis), with alterations to roof including, height extension to fire escape stair, removal of lift shaft overrun, formation of flat roof and installation of plant.

I am obliged to inform you that a decision to refuse your application, **24/01547/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 **Sean McCollam** via email **Sean.McCollam@drs.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 24/01547/FUL

Conversion of upper floor offices (Class 4) to form thirteen residential flats (Sui generis), with alterations to roof including, height extension to fire escape stair, removal of lift shaft overrun, formation of flat roof and installation of plant.

AT

114 Union Street Glasgow

AS SHOWN ON THE FOLLOWING SUBMITTED PLAN(S)

Reason(s) for decision

01. The proposal is contrary to National Planning Framework 4, Policy 27 (adopted February 2023) and CDP1 and the associated supplementary guidance of the Glasgow City Development Plan (adopted March 2017) as specified below, and there is no overriding reason to depart therefrom.
02. The proposed development, by reason of its proximity and relationship to opposing premises on Union Place, would result in significant and unacceptable overlooking of flats and would be severely detrimental to the amenity of intended residents. Consequently, the proposal fails to comply with National Planning Framework 4, Policy 27 and with City Development Plan policies CDP1 and SG 1 The Placemaking Principle.
03. The proposed development, by reason of its proximity and relationship to opposing premises on Union Place, would result in an oppressive aspect from flats and would be severely detrimental to the amenity of intended residents. Consequently, the proposal fails to comply with National Planning Framework 4, Policy 27 and with City Development Plan policies CDP1 and SG 1 'The Placemaking Principle'.
04. The proposed development, by reason of the reliance on bedroom windows facing onto a restricted internal light well and the absence of aspect, would be severely detrimental to the amenity of intended residents. Consequently, the proposal fails to comply with National Planning Framework 4, Policy 27 and with City Development Plan policies CDP1 and SG 1 The Placemaking Principle.

05. The proposed development, by reason of the removal of mullions and enlargement of apertures to selected windows on the Union Place elevation, would significantly disrupt the original fenestration pattern and would unacceptably detract from the visual appearance of the property. Consequently, the proposal fails to comply with City Development Plan policies CDP1 and SG 1 The Placemaking Principle, in addition to CDP9 Historic Environment and SG9 Historic Environment.

Drawings

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

1. 744 AP 100 EXISTING LOCATION PLAN AND BLOCK PLAN Received 28 June 2024
2. 744 AP 111 REV C EXISTING AND PROPOSED FIRST FLOOR PLAN Received 13 December 2024
3. 744 AP 112 REV C EXISTING AND PROPOSED SECOND FLOOR PLAN Received 13 December 2024
4. 744 AP 113 EXISTING AND PROPOSED THIRD FLOOR PLAN Received 11 June 2024
5. 744 AP 115 EXISTING AND PROPOSED FIFTH FLOOR PLAN Received 11 June 2024
6. 744 AP 120 EXISTING AND PROPOSED ROOF PLAN Received 28 June 2024
7. 744 AP 203 REV A PROPOSED EAST ELEVATION Received 13 December 2024

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



Dated: 25th April 2025

Head of Planning

THIS DECISION NOTICE SHOULD BE READ WITH THE ATTACHED ADVICE NOTES

IMPORTANT NOTES ABOUT THIS REFUSAL OF PLANNING PERMISSION

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 submitting online at <https://www.eplanning.scot/ePlanningClient/>

The notice of review must include a statement setting out your reasons for requiring the Planning Local Review Committee to review this case. You must state by what procedure (written representations, hearing session(s), 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.