



Glasgow City Council  
Local Review Committee

**Item 3**

9th September 2025

Report by Executive Director of Neighbourhoods,  
Regeneration and Sustainability

Contact: Sam Taylor Ext: 78654

**25/00044/LOCAL – 114 Union Street Glasgow  
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**

**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

Citywide: n/a

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

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# 1 LOCATION, DEVELOPMENT PLAN DESIGNATIONS AND PROPOSAL

## *Location*

- 1.1 The site consists of five floors within a 5-storey building on the east side of Union Street, immediately overlooking the east entrance of Central Station. The floors currently consist of vacant offices.
- 1.2 The building is unlisted, though lies within the Central Conservation Area, and has a high accessibility by public transport. Being in the city centre, the area is also part of the City Centre Economic Development Area.

## *Proposal*

- 1.3 It is proposed to change the use from offices to 13 flatted properties, which comprise as follows:

- 1st floor - 1 x 1-bed flat and 2x 2 bed flats
- 2nd floor - 1 x 1-bed flat and 2x 2 bed flats
- 3rd floor - 1 x 1-bed flat and 2x 2 bed flats
- 4th floor - 1 x 1-bed flat and 2x 2 bed flats
- 5th floor - 1 x 2 bed flat

On the fifth floor, the existing staircase will be raised in order to be fire safety compliant. The existing pitched roof (not visible to the public) will be removed and replaced with a flat roof to allow for air conditioning plants and an escape corridor.

- 1.4 Facilities for all flats would comprise of an open plan kitchen/lounge and dining room and bathroom /toilet. No on-site car or cycle parking is proposed.
- 1.5 Of the 13 flats, all have access to natural light. 9 of the flats (flats 2, 3, 5, 6, 8, 9, 11, 12, and 13) have primary single aspect of Union Street, while 4 overlook Union Place (flats 1, 4, 7 and 10). Facing Union Place, is the NCP car park approximately 5.8 metres away. Photos of the view of the car park are provided, which show the window view of the stairwell and a low parapet wall into the car park. The car park stairwell is however semi-glazed and only a vehicle only area is visible from the windows.

An internal lightwell provides the sole daylight for all of the bedrooms in 4 flats while half of the bedrooms at Union Place have aspect solely by an internal lightwell. Windows are 5.3 metres from the windows of neighbouring flats, however glazing will obscure the kitchen windows of the four south facing flats.

- 1.6 Associated external alterations would include an increase in height of the rear fire escape, removal and replacement of the existing lift, new replacement windows to the front of Union Street with double glazing. Security bars in place on some windows are removed in the drawings to ensure all habitable rooms have access to natural light.

- 1.7 Materials proposed include double glazed high transmissive glass windows – to improve daylight levels -with timber frame to the front, and uPVC to the rear.

## **2. LOCAL REVIEW COMMITTEE 26 AUGUST 2025**

- 2.1 This case was first presented to Committee on 26 August 2025. The proposal was granted planning permission subject to the conditions listed. The Committee also agreed to the addition of a condition to mitigate the potential loss of privacy by flats to the rear on Union Place, facing the NCP Car Park.

The proposed condition (“06”) reads as follows:

06. Prior to the occupation of flats 1, 4, 7 and 10 (as per the approved proposed floor plans)all windows in those flats that face Union Place must be finished with one-way film or other treatment that ensures the protection of privacy for inhabitants. Full details of the treatment will be submitted to the planning authority and approved in writing prior to installation and thereafter installed and retained in perpetuity.

**Reason:** In order to protect the privacy of the habitable rooms in the development.

- 2.2 Following the Local Review Committee meeting, the case officer drafted condition and shared this with appellant who accepted the condition and deemed it appropriate to the proposal.
- 2.3 The Local Review team consulted with the LRC Chair and Committee Services, and concluded that it would be appropriate to take the case back to Committee to confirm the condition is satisfactory to Committee.

## **3 COMMITTEE DECISION**

- 3.1 Committee is advised to agree to the condition as part of the planning application consent.

## **4 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 result of this proposal?* n/a

*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

## **5 Recommendations**

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