



Item 6

9th September 2025

Planning Services 231 George Street GLASGOW G1 1RX Tel: 0141 287 8555 Email: 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 100719423-001

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

Applicant Details

Please enter Applicant details

Title:

Ms

You must enter a Building Name or Number, or both: *

Other Title:

Building Name:

First Name: *

Cailin

Building Number:

252

Last Name: *

Jiang

Address 1
(Street): *

Dumbarton Road

Company/Organisation

Okome

Address 2:

Telephone Number: *

07576399929

Town/City: *

Glasgow

Extension Number:

Country: *

Scotland

Mobile Number:

Postcode: *

G11 6TU

Fax Number:

Email Address: *

cailin.jiang@gmail.com

Site Address Details

Planning Authority:

Glasgow City Council

Full postal address of the site (including postcode where available):

Address 1:

252 DUMBARTON ROAD

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G11 6TU

Please identify/describe the location of the site or sites

Northing

666599

Easting

255977

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)

Planning Appeal 25/00366/FUL - 252 Dumbarton Road, Glasgow

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.

This appeal statement is in response to the planning officer to refuse full planning permission for a change of use of retail unit (Class 1A) to form restaurant (Class 3) with erection of flue at 252 Dumbarton Road, Glasgow. Planning Reference 25/00366/FUL. Full appeal statement is attached in the 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)

Appeal Statement Methods of Cooking

Application Details

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

25/00366/FUL

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

14/01/2025

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

14/04/2025

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: Ms Cailin Jiang

Declaration Date: 12/07/2025

Fee Exemption Reason

I have already paid my fee for this application but not previously submitted it



252 Dumbarton Road, Glasgow, G11 6TU

Use of a vacant retail unit (Class 1A) as restaurant (Class 3) and erection of flue

OKOME
HEALTHY DELICIOUS

July 2025

Appeal Statement

This appeal statement is in response to the planning officer to refuse full planning permission for a change of use of retail unit (Class 1A) to form restaurant (Class 3) with erection of flue at 252 Dumbarton Road, Glasgow. Planning Reference 25/00366/FUL.

1. Introduction

- 1.1 This Statement has been prepared by applicant, ("the Applicant") tenant of 252 Dumbarton Road ("the Property"). We disagree with the Planning Officers reasons for refusing the application and respectfully request this information form part of the application.

2. Summary of Applicant's Reasons for Review

- 2.1 The proposal is found to comply with National Planning Framework 4, with a minor departure from the Local Development Plan.
- 2.2 The Application Site is located within the Major Town Centre but not within the retail core.
- 2.3 The proposal will reduce vacancy levels and will ensure permanent use for this unit, adding to the vibrancy and viability of this Major Town Centre.
- 2.4 Granting planning permission for a new restaurant at this prominent location will support local investment and maintain Dumbarton Road as a desirable place to visit.
- 2.5 The use of the unit as a restaurant provides an active frontage that contributes positively to the character and appearance of the Town Centre.
- 2.6 The officer confirms the submitted floor plan indicates an internal waste storage area, and the supporting statement advises that waste will be uplifted from the street by an appointed contractor. The proposal does not detail the expected generated waste or how this will be segregated/recycled, as required by NPF4 Policy 12. However, this could be requested by condition.
- 2.7 The officer confirms the parking arrangements are acceptable on account of the unit being well served by public transport and the proposals would not have an unacceptable impact on parking in the local area.
- 2.8 The officer confirms that the proposed operating hours are acceptable.
- 2.9 The applicant has demonstrated the proposal complies with National Planning Framework 4 Policies 27 (adopted February 2023) and CDP4 and the associated supplementary guidance of the Glasgow City Development Plan (adopted March 2017) in so far, the proposal would not result in the unacceptable loss of Class 1A.
- 2.10 The applicant has demonstrated the shop with its costly overheads would have been a long term vacant unit, which would erode the retail character of the Major Town Centre to the detriment of its vitality and viability.

3. Application Proposal and Site

- 3.1 The Property occupies the ground floor of 252 Dumbarton Road. The Property is currently vacant, having previously been occupied by a major retailer (Superdrug). Accordingly, the unit is currently in Class 1A use.
- 3.2 The proposal site is situated on the northern side of Dumbarton Road, within a mid-terraced four-storey blond sandstone tenement block. The ground floor of the block is in commercial use, with residential properties on the upper floors. The site is located within the Partick/Byres Road Major Town Centre but is not within the centre's Retail Core Area. This is within an area of High Public Transport Accessibility.
- 3.3 The area is categorised by a dense street layout with the Centre boundary drawn tightly around the retail and commercial core, a tenemental structure with town centre uses at street level and residential use above.
- 3.4 In addition to its primary shopping function, the accessibility of the centre makes it an appropriate location for a range of other uses that provide a service to the public, including leisure and entertainment uses such as restaurants.
- 3.5 Restaurant uses provide additional reasons to visit and help to generate activity at different times of the day. Glasgow City Council ('GCC') seek to protect the retail function of Town Centres whilst encouraging a range of alternative uses to contribute to the overall health of these Centres.
- 3.6 The proposed development will allow for a Class 3 operator to function from this unit. The Property is currently vacant for past 6 months and makes no positive contribution to the locality.
- 3.7 The Property had been marketed privately for Class 1A Use due to its size, costly rateable value (£37,500) and costly rent (£60,000 per annum). Due to its operating costs this unit would require an established operator who has a thorough and robust knowledge of their market to ensure the long-term success of the tenancy.
- 3.8 Given the lack of Class 1A interest the owners of the unit focused on securing a tenant before the previous tenant vacated the property to ensure the property's financial viability as an investment.
- 3.9 The addition of a high-quality independent restaurant operator at this location will undoubtedly contribute to the widespread regeneration of the area and make a tangible contribution to ensure Dumbarton Road remains a thriving leisure destination full of independent names.
- 3.10 Granting this planning application will ensure this prominent property, which has been vacant for past 6 months is brought back into life increasing the vibrancy of Dumbarton Road.
- 3.11 Externally the only change to the building will be the erection of an extraction flue to the rear of the building which will be fixed to the property with vibration proof fastening which will eliminate any vibrations as well as protect the fabric of the building. The flue will terminate one meter above the eaves. The flue can also be painted if desired and controlled by way of a planning condition. The officer has stated ***'Overall, the flue is considered to comply with policy'***.

- 3.12 The opening hours will be 10:00 – 23:00 Sunday to Thursday and 10:00 – 00:00 Friday and Saturday and these hours have been confirmed acceptable by the officer.

4. Response to refusal reasons

- 4.1 The application has been refused by the Councils Planning Officer for 5 reasons. It appears that the key concern with this proposal is that the loss of the Class 1A. The figure used by the officer from a Retail Survey (2024) is incorrect.
- 4.2 It is important to note that the proposals accord with all other applicable policies and whilst there may be tension with SG4, given the time-dated status of this policy and changes in retailing since its approval, we consider on balance given the mitigating circumstance that the proposals are acceptable in this instance.
- 4.3 The proposals are for Class 3 use. The proposals will contribute positively to an area which is seeing increased investment and regeneration and will ensure the prominent unit does not remain vacant and detract from the amenity of the locality.
- 4.4 Glasgow City Council are moving away from a less prescribed policy direction to a Strategic Development Framework where it is anticipated the focus will be in ensuring the vibrancy and multifunctional nature is maintained rather on prescribed ratios. GCC Guidance does also allow for a departure from the requirements if the individual circumstance allows. We elaborate more in our response to the reasons for refusal below.
- 4.5 ***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.***
As noted above the Council in certain circumstances may allow a departure from the policy. The proposal complies with policy 1, 14 and 27 of NPF4 and CPD1, SG1, CPD4 and SG4.
- 4.6 ***02. The proposal is contrary to National Planning Framework 4 Policies 27 (adopted February 2023) and CDP4 and the associated supplementary guidance of the Glasgow City Development Plan (adopted March 2017) in so far it would result in the unacceptable loss of Class 1A retail units with 33.3% of the units on the street block frontage and 31.9% of the units in the wider town centre being in non Class-1A use, without demonstrating that the shop is a long term vacant unit, which would erode the retail character of the Major Town Centre to the detriment of its vitality and viability***

We disagree with the officer's assessment of the proposals. The officer alludes in her report to the retail survey of June 2024. The block frontage contains 12 units- the survey has classified 9 units as Class 1A and 3 units as non-Class 1A. However, a recent survey showed (2025 by the applicant) shows 10 units as Class 1A and 2 units Non-Class 1A. Retail unit 268 Dumbarton Road (Viet Brew) was formerly as Class 1A (hairdresser). Viet Brew is classed by the survey as Class 3. According to its owner the premises sells '***Viet Brew selling food, smoothies and desserts***'. Ref : [Vietnamese mum who couldn't speak English after moving to Glasgow set up three successful businesses - Glasgow Live](#) , desert shops which is deemed to be Class 1A. The shop at 268 is now closed and currently operates as an office (Class 1A). We have attached the revised figures to be an accurate representation in the table below.

	Total Class 1A	Total Non-Class 1A
As Existing		
Partick/Byres Road Town Centre (Total)	68.3%	31.7%
Street Block Frontage (232 - 276 Dumbarton Road)	83.33% (10)	16.66% (2)
As Proposed		
Partick/Byres Road Town Centre (Total)	68.1%	31.9%
Street Block Frontage (232 - 276 Dumbarton Road)	75% (9)	25% (3)



Figure 1- 268 Dumbarton Road(part of the block frontage) April 2023, April 2024 and April 2025 (clockwise)

- 4.7 **03. The proposal is contrary to National Planning Framework 4 Policies 27 (adopted February 2023) and CDP4 and the associated supplementary guidance of the Glasgow City Development Plan (adopted March 2017) in so far as the proposed use would result in increased noise, activity and cooking fumes, to the detriment of residential amenity.**

In response in respect of impact of amenity, the officer has confirmed that, subject to conditions, the proposed opening hours and disposal of fumes and odours accord with Policy. Therefore, it stands to reason that the proposals comply with Policy and will not impact amenity. Therefore, we fail to see how there is a perceived cumulative impact when the proposed arrangements do not present any impact. Furthermore, the proposals fully comply with the Principle of NPF4 and GCC's move towards a strategic vision for Glasgow and directing the right uses to the right area. Class 3 uses are an acceptable use for a Major Town Centre located in a unit that is outwith the designated Retail Core.

- 4.8 ***04. The proposal is contrary to CDP4: Network of Centres and its associated Supplementary Guidance of the Glasgow City Development Plan (adopted March 2017) in so far as no information has been provided in relation to proposed cooking/heating equipment and method(s) or the maintenance schedule of the proposed ventilation system.***

The officer has stated in her report these above matters ***‘Subject to the approval of further details (which could be requested by condition), the proposal could satisfy the requirements of this assessment guidance.’*** The applicant is an experienced restaurant operator and has five successful branches within Glasgow and Paisley. She employs the same company to maintain ventilation across her businesses. The applicant is willing to submit a contract for maintenance for the flue.

- 4.9 ***05. The proposal is contrary to National Planning Framework 4 Policy 13: Sustainable transport and CDP11 and SG11: Sustainable Transport of the Glasgow City Development Plan (adopted March 2017) in so far as the proposal does not include any provision for cycle parking.***

The site is within an area of High Public Transport Accessibility. In Glasgow, high accessibility generally refers to areas with excellent public transport options, pedestrian-friendly infrastructure, and facilities designed to accommodate people with disabilities. For example, the city has a strong network of accessible buses, trains, and taxis, ensuring that individuals with mobility challenges can navigate easily. The unit has a public floor area of approximately 256sqm, and therefore 2 cycle parking spaces are required. The applicant is willing to provide cycle parking spaces and trip end facilities for staff to the satisfaction of the Council.

5.0 Conclusion

- 5.1 This Review Statement has assessed the proposal against the policies referred to by the Planning Officer in their Refusal Report. The Proposal is found to comply with the aims of the adopted Local Development Plan in terms of attracting investment to Local Centres and making use of available vacant units.
- 5.2 The proposals do raise a minor tension with the Assessment Guidance but fully comply with the requirements of NPF4 which is the overarching policy in this regard.
- 5.3 In respect of vacancy of the unit. The unit was marketed privately amongst the business community before the tenant vacated the unit to ensure its continued occupation. An empty unit of this size with the costly rates and no rental income for the landlord would be a financial burden and it is not realistic to wait until the property was empty to market it. The unit had to be marketed before becoming vacant. This is normal business practice.
- 5.4 In regard to the ratio of Class 1A and Non Class 1A units within the street and wider area the applicant has shown the figure used by the planning officer (April 2024) were outdated and incorrect.
- 5.4 As such we respectfully request that the Local Review Body overturn the Planning Officer's decision and approve the proposal.

METHODS OF COOKING AND COOKING EQUIPMENT

The proposed restaurant kitchen is equipped with a variety of specialized tools and appliances to handle high-volume cooking efficiently. Here are some of the cooking methods and essential items.

COOKING METHODS

1. Stir-Frying

A signature technique in Chinese cooking, stir-frying involves cooking ingredients quickly over high heat in a wok with a small amount of oil. This method preserves the freshness and crunch of vegetables while infusing flavors into meats and seafood.

2. Deep-Frying

Used for crispy dishes like spring rolls and sweet-and-sour chicken, deep-frying involves submerging food in hot oil to achieve a golden, crunchy texture.

3. Steaming

A healthier cooking method, steaming retains nutrients and natural flavors. Bamboo steamers are commonly used to prepare dumplings, buns, and fish.

4. Braising

This slow-cooking technique involves frying ingredients lightly before simmering them in a flavorful sauce for an extended period. It's commonly used for dishes like red-braised pork belly.

5. Roasting

Chinese roasting techniques, such as Peking duck preparation, involve slow-cooking meats over an open flame or in specialized ovens to achieve crispy skin and tender meat.

6. Boiling & Simmering

Used for soups and broths, boiling and simmering allow flavors to develop over time. Hot pot is a popular example where ingredients are cooked in a communal pot of simmering broth.

7. Flash-Frying

A rapid cooking method where ingredients are briefly fried at high temperatures before being combined with sauces or other components.

Each method contributes to the rich variety of Japanese cuisine, ensuring dishes are flavorful and visually appealing.

Cooking Equipment

2 x Commercial Ranges & Stovetops - Gas for high-powered cooking.

2x Ovens- Convection ovens for even cooking and for specialized baking.

1x Deep Fryers Gas fryers for fast cooking, electric fryers for precise temperature control.

1 x Teppanyaki Griddles – Flat-top grills for cooking meats and vegetables

2x Steamers & Kettles- Used for steaming vegetables and making soups in bulk.

2 x Rice Cookers – Essential for preparing large quantities of rice

15x Wok – The most important tool for stir-frying, deep-frying, and steaming

Refrigeration & Storage

2 x Commercial Refrigerators & Freezers- Essential for keeping ingredients fresh.

1x Walk-in Coolers – Large storage spaces for bulk ingredients.

3 x Prep Tables & Shelving – Stainless steel surfaces for food preparation.

Food Prep Equipment

Mixers & Blenders – Heavy-duty mixers for dough, blenders for sauces.

Slicers & Choppers– Used for cutting meats and vegetables efficiently.

Vacuum Sealers – Helps preserve food freshness.

Ventilation & Safety

Exhaust Hoods & Ventilation Systems – Ensures proper airflow and removes smoke.

Fire Suppression Systems – Required for safety in commercial kitchens.