



Planning Applications Committee

Report by
Executive Director of Neighbourhoods, Regeneration and Sustainability

Contact: Jamie McArdle Email: james.mcardle@glasgow.gov.uk

Item 2

2nd June 2026

Application Type Listed Building Consent

Recommendation Refuse

Application	25/02639/LBA	Date Valid	14.11.2025
Site Address	1095 Great Western Road Glasgow G12 0AA		
Proposal	Internal and external alterations including erection of two storey extension and orangery to rear of dwellinghouse and alterations to boundary wall.		
Applicant	Mr and Mrs Lujan 1095 Great Western Road Scotland G12 0AA	Agent	Ninety One Architects Claudio Marini Mercantile Chambers Suite 14 53 Bothwell Street Glasgow G2 6TS
Ward No(s)	23, Partick East/Kelvindale	Community Council	02_013, Claythorn
Conservation Area	N/A	Listed	B
Advert Type	Affecting Listed Building	Published	5 December 2025
City Plan			

REPRESENTATIONS/CONSULTATIONS

REPRESENTATIONS

7 representations have been received – 1 objection and 6 in support of the application. The issues raised are summarised below and are addressed further in the Assessment and Conclusions section of this report.

The objection is from The Architectural Heritage Society of Scotland, and the grounds of objection are summarised below and are addressed in more detail in the Assessment and Conclusions section of this report:

- “One of the few remaining villas in this row which is still in single residential use and the last to retain all its original features” (HES listing description); Hence its Category B-Listed status compared to the C-listing of the other villas.
- The proposed sub-division of the front bedroom (Bedroom 2), inserting a bathroom into it, is contrary to CDP, SG9, para 2.112. This is an unusually shaped room, incorporating the large ‘tower’ window, and to sub-divide it in this way would be to obliterate completely the original proportions of the room.

- The applicants claim that the new extension would bring the villa “*more in line with the neighbouring properties along Whittingehame Gardens*”. It is the very distinctiveness of this from the other villas that merits the B-Listing, while the others are C-Listed.
- While some of the proposed changes are of a fairly minor character and could be achieved without too much loss to the character of the villa, those listed above would be highly detrimental to, and represent a loss of, its unique character.
- The granting of the Full Planning Permission at appeal is irrelevant to the present Listed Building Application. A Listed Building Consent Application must be subject to a more stringent appraisal.

Matters raised in support are summarised below and are addressed further in the Assessment and Conclusions section of this report.

- Proposals have been carefully and sensitively developed and they fully respect the building’s character and special interest.
- The proposals preserve the special architectural and historic interest of the building.
- No changes are proposed to the principal elevations.
- The extensions will bring this property into alignment with its immediate neighbours.
- The extensions are discreetly located to the rear and are of an appropriate size, scale and design.
- The external materials are traditional in character and match the original house.
- Internal alterations are confined to secondary non-principal rooms and former service spaces.
- Internal alterations are largely reversible.
- Original features will be retained.
- By adapting the house sensitively for modern living, the proposals reduce pressure for subdivision or neglect.
- Approval of the application will enhance the long-term viability of the property as a single-family home.
- There are local precedents for the extension to the service wing.

CONSULTATIONS

Historic Environment Scotland – do not formally object but have offered detailed comments on the proposal, which can be summarised as follows:

- The application documents on the planning portal appear to duplicate the previous application, 25/01559/LBA, which we commented on in August 2025. Since no changes have been made, we repeat our previous comments.
- The proposals involve substantial alterations to this B-Listed Edwardian villa, including significant remodelling and extension to its rear wing and alterations to the historic floor plan, including one of the front bedrooms. We previously commented on a similar case in March 2024, and we still encourage amendments that would better respect the historic fabric and floor plan of the house.
- 4 Whittingehame Gardens is one of a line of 10 villas designed by the architects Fryers & Penman in 1903-4. The other nine are listed at Category C; number 4 was listed at Category B because its interior was less altered than the others.
- The street-facing elevations of the houses follow two similar patterns, but there is more variety to the rear. The rear wings of most of the houses were built to differing massing and footprints, presumably reflecting the individual requirements of the original owners. Comparison with the historic Ordnance Survey maps indicates that the footprints of all these houses remains as they were built, though we are unable to say whether any have been extended upwards. No. 4 was built to a rather more compact plan than the other houses, with a relatively small service wing. The inclusion of a bay window in the service wing is unusual.
- We encourage your Council to consider whether a less impactful scheme might be feasible. For example, it remains unclear why the orangery could not be located on the south elevation of the service wing, allowing retention of the existing west wall of the service wing, with its bay window.
- The right-hand front bedroom with its large bay window appears to be one of the finest in the house, and its proposed sub-division would substantially alter the qualities of this space. While we welcome the intention to keep the fireplace, it would no longer meaningfully relate to the rest of the room. We therefore continue to advise against partitioning of this room.
- Planning authorities are expected to treat our comments as a material consideration, and this advice should be taken into account in your decision making. Our view is that the proposals do not raise historic environment issues of national significance and therefore we do not object. However, our decision not to object should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on listed building consent, together with related policy guidance.

SITE AND DESCRIPTION

APPLICATION SITE

The application site is a detached traditional sandstone villa on the south side of Great Western Road. The property has never been sub-divided, retains its original layout and historical features and is still in its original use as a single dwellinghouse. The floor plans submitted with the application show the property currently has at ground floor level, an entrance hall, 2no reception rooms, dining room, WC/cloakroom and kitchen. To the rear is a single storey original servants wing which contains a, secondary kitchen/office, pantry, larder, utility room, laundry room, shower room and storage room. At first floor level there is a hall, 5no bedrooms, an office and a bathroom with storage. At attic level, there is a billiard room (not shown on the plans). The property is located in an established residential area. The villa sits within its own grounds, with mature gardens, shrubbery and trees. There is a pedestrian and vehicular entrance from Great Western Road.

The application property forms part of a group of 10no villas known as Whittingehame Gardens. As with the other 9no villas, the application property possesses an impressive traditional architectural character in terms of design, style, scale and materials. However, the application property, due in part to its impressive original interior and rare servant's wing, is Category B Listed whereas the other properties are C-Listed.

It should also be noted that although the property was built as part of a group of villas, the application site is not within a conservation area. Therefore, it is critical to assess solely the individual merits of the proposed development and the impact it will have on the setting and features of special architectural or historic interest of this Category B Listed Building.

PLANNING HISTORY

The only history of any applications for listed building consent or full planning permission were those submitted in 2024 and 2025. This is reflected in the HES statutory listing which states: "*One of the few remaining villas in this row which is still in single residential use and the last to retain all its original features*".

Applications and Appeals for Listed Building Consent

- **24/00270/LBA:** Internal and external alterations including erection of two storey extension and orangery to rear of dwellinghouse and alterations to boundary wall. REFUSED – 06.09.2024
- **LBA-260-2083 (24/00230/LBAA):** Internal and external alterations including erection of two storey extension and orangery to rear of dwellinghouse and alterations to boundary wall. APPEAL DISMISSED – 31.01.2025
- **25/01559/LBA:** Internal and external alterations including erection of two storey extension and orangery to rear of dwellinghouse and alterations to boundary wall. REFUSED – 18.09.2025

Applications and Appeals Full Planning Permission

- **24/00269/FUL:** Erection of two storey extension and orangery to rear of dwellinghouse and alterations to boundary wall. REFUSED – 06.09.2024
- **24/00218/LOCAL:** Erection of two storey extension and orangery to rear of dwellinghouse and alterations to boundary wall. APPEAL SUSTAINED 13.05.2025

The Reporter concluded that they do 'not regard the internal alterations as being minor' and that 'the proposed works would involve the loss of extensive areas of historic fabric and alterations to the plan form of the existing kitchen and utility areas at ground floor and a principal room at first floor'.

In particular the works to the principal bedroom 'would alter the plan form and proportions of bedroom 2 significantly' and are therefore 'insensitive and inappropriate as they would substantially alter the plan form and qualities of each room, including the impressive large semi-octagonal bay window'.

It is noted that whilst the appeal of the original refusal of Listed Building consent was dismissed by the DPEA on 31st January 2025, the parallel application for Full Planning permission, exclusively for the external works, was granted subject to conditions on appeal to the Local Review Committee on 13th May 2025. The internal alterations were not part of the application for Full Planning permission and, therefore, do not form part of the Local Review Committee decision. Furthermore, as the current application is an application for Listed Building Consent, the relevant legislation requires that the Council have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

PRE-APPLICATION PROCESS

No formal pre-application advice was requested by the applicant or their agent for the current application.

PROPOSED DEVELOPMENT

External Works

- Substantial partial-demolition of original servant's wing, including the original roof, to allow for the erection of a 1st floor extension.
- Removal of west elevation wall on servant's wing, including original bay-window, to accommodate the new 'orangery' extension.
- Removal of most of south elevation wall on servant's wing to accommodate new apertures associated with proposed two-storey extension.
- Erection of an 'orangery' extension to the remodelled servant's wing.
- Removal of original windows on ground floor and 1st floor on rear elevation to allow for internal access to the proposed two-storey extension.
- The proposals involve the widening of the current vehicular access at the front of the property from 2545mm to 3500mm and the reuse/relocation of the original sandstone gate-piers. This aspect of the application is not considered to be contentious.

Internal Alterations (Ground Floor)

- Removal of all original walls within the servant's wing to create an open-plan kitchen.
- Formation of opening between larder (proposed Cloakroom) and WC.
- Blocking-up of original opening between larder (proposed Cloakroom) and kitchen.
- Formation of partitions within kitchen to form storage cupboards and partial division of room.

Internal Alterations (First Floor)

- Sub-division of principal bedroom (2) at the front of the property, erection of new partition walls to create 3no separate rooms (living room, bathroom and dressing room).
- Formation of door opening between bedroom (5) and bedroom (2).
- Formation of new door opening between bedroom (5) and hall.
- Blocking-up of original door opening between bedroom (5) and hall.

POLICIES

Under the terms of Section 14(2) and Section 59 of the Planning (Listed Building and Conservation Areas)(Scotland) Act 1997, the Council is required to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

In order to assess the impacts of new development on the special interests of a Listed Building, the Development Plan and associated supplementary guidance identifies factors that relate to the duties of the Act and have, therefore, been used to assist in assessing this application. The proposal has been considered against:

National Planning Framework 4

Policy 7 - Historic Assets and Places

Glasgow City Development Plan 2017

CDP9 - Historic Environment

SG9 - Historic Environment

Other Material Considerations

Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997

Historic Environment Policy for Scotland 2019

Historic Environment Scotland - 'Managing Change in the Historic Environment: Interiors' (2016)

Historic Environment Scotland - 'Managing Change in the Historic Environment: Extensions' (2010)

ASSESSMENT AND CONCLUSIONS

The Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 Section 14(2) and Section 59 requires special regard to be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest it possesses.

The issues to be taken into account in the determination of this application are therefore considered to be:

- a) whether the proposal preserves the special character of the Listed Building; and
- b) whether any other material considerations (including representations) have been satisfactorily addressed.

In respect of (a) it is important to consider the existing character of the building, its merits for listing and the potential impact of the proposal. The application property is a Category B Listed building (LB32325) and was subject to listing on 22nd December 1992. Historic Environment Scotland's statutory description states:

"Fryers & Penman, circa 1903. 2-storey Edwardian villa in Scottish revival style incorporating Scots Baronial and 17th century Renaissance details. Bull-faced red sandstone with ashlar dressings. Cill courses; string course; ashlar mullioned windows with stop-chamfered arrises; cartouche decoration to 1st floor window aprons on N elevation; crowstepped dormer-heads to windows breaking eaves.

N (ENTRANCE) ELEVATION: recessed bay to centre with doorway off-centre left, 2-leaf panelled door, screened by full-width loggia/porch with tripartite basket-arched arcade, rope-moulded surround to arches, entrance to centre bay, ashlar balustrade on stone base between arches to flanking bays, balustraded parapet with raised panel to centre with masque decoration. Dormer-headed window off-centre left at 1st floor. Full-height semi-octagonal bay canted out from right angle, regular fenestration, balustraded parapet with urn-like finials to dies. Bay to left with full-height canted windows of 1-2-1 lights.

E ELEVATION: deep canted stair window to centre, 3 small windows at ground, 3 tall, transomed stair lights above. Bipartite window to left, dormer-headed bipartite window above. Single storey service wing to outer left.

S (REAR) ELEVATION: single storey service wing to right. Irregular fenestration at ground and 1st floor.

W ELEVATION: V-plan window projecting to centre, crenellated parapet. Dormer-headed bipartite window above. Full-height canted windows of 1-2-1 lights to right.

Timber sash and case windows. Art Nouveau stained glass panes to upper sashes. Grey/green slate roof, coped ashlar stacks with broader ashlar panels at base flanked by 'beak skewputts'. Cast-iron rainwater goods.

INTERIOR: fine unaltered Edwardian interior with original Art Nouveau chimneypieces, fixtures and fittings. Stained glass to half-glazed vestibule door with flanking lights. Plain cornices. Wainscott to hall, double return timber stair with balusters, stained glass panels to stair window.

GARAGE: rectangular-plan. Bull-faced sneaked red sandstone, ashlar dressings. Gabled (N) entrance elevation with double doors. E elevation; 2 bipartite windows with single window to outer left. Grey/green slate roof. Ashlar coped skews.

GATEPIERS: red sandstone ashlar drum piers with pyramidal caps.

STATEMENT OF SPECIAL INTEREST: One of the few remaining villas in this row which is still in single residential use and the last to retain all its original features. One of ten villas known as Whittingehame Gardens, designed by Fryers and Penman and built by George Hamilton. There are two designs used for the row (except for No 7). No 4 is the same design as Nos 2, 5 and 9".

Also, in respect of (a), the Development Plan and associated supplementary guidance identifies factors that relate to the duties of the Act and have, therefore, been used to assist in assessing the application. The Development Plan comprises of NPF4 adopted 13th February 2023 and the Glasgow City Development Plan adopted 29th March 2017. The following policies and guidance apply:

Policy 7: Historic Assets and Places of National Planning Framework 4; **Policy CDP 9** and **SG 9:** Historic Environment of the City Development Plan.

NATIONAL PLANNING FRAMEWORK 4 (NPF 4)

Policy 7: Historic assets and places

The intent of Policy 7 (Historic assets and places) is *to protect and enhance historic environment assets and places*. Policy 7 states that *development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting*.

Comment: The proposed extensions will, effectively, result in the loss of the original servant's wing. The rear elevation of this listed building currently retains its original appearance, including the unusually ornate bay-windowed servant's wing. The original fenestration, in terms of scale, proportions and positioning, is respected and reflects the historic functions of the rooms to the rear of the building. The proposed two-storey extension and orangery would become the most prominent features on the rear elevation and would significantly harm this B-Listed Building's special architectural and historic interest.

The proposed internal alterations will introduce an open-plan layout to the remnants of the servant's wing, will sub-divide original principal rooms, such as the impressive first-floor bedroom, and will result in the loss of the layout of the original kitchen on the ground floor. Thereby substantially altering and/or reducing the proportions, scale and volume of significant spaces in this Listed Building.

Consequently, it is assessed that the proposed development will not protect nor enhance this historic asset. This development proposal cannot be supported as it will not preserve or enhance the character and special architectural and historic interest of this Category B Listed building.

This application is not considered to be consistent with the aims of Policy 7 of NPF4.

GLASGOW CITY DEVELOPMENT PLAN

Policy CDP 9: Historic Environment

This Policy aims to ensure the appropriate protection, enhancement and management of Glasgow's heritage assets by providing clear guidance to applicants. The Council will assess the impact of proposed developments and support high quality design that respects and complements the character and appearance of the historic environment and the special architectural or historic interest of its listed buildings. The Council is unlikely to support development that would have a negative impact on the historic environment.

Comment: The proposed development, by virtue of its siting, scale and design, will erode the historic character of this Category B Listed Building. The proposed development would have an overall negative impact on the historic environment. The original plan-form and layout of the property and its traditional design details, make a valuable contribution to the historic character of this Category B Listed Building. It is assessed that this proposed development fails to respect the period, style and architectural character of the application property. Consequently, the proposed development will permanently erode the historic character of the Listed building.

This application is, therefore, contrary to CDP 9.

SG 9: Historic Environment

SG 9 states that all works must be carried out in a way which respects the character and quality of Listed Buildings and conservation areas. In terms of specific guidance for the works proposed in this application, **SG 9** states:

- *Glasgow contains a large number of fine period interiors, many of which have been subjected to a number of unsympathetic alterations over their lifetime. While many rooms and other areas within buildings have survived intact, it is essential that any proposed new interventions preserve and enhance the most significant interior spaces and detailing including principal apartments, main corridors, entrance areas and stairwells, and decorative plasterwork (cornicing, ceiling roses and any other features), marbled fireplaces, panelled doors (integral architraves and cornices), vestibule doors, timber and stone stairs, handrails, balusters, newel posts, stairwell and room skylights, lantern lights, room and window panelling, close tiles, mosaic floors, and stained or etched glass.*
- *In terms of circulation and access, the preservation or reinstatement of circulation spaces including corridors, interior halls and landings and all associated original detailing is encouraged. Original doors, including associated hoods and architraves, should be preserved or reinstated, wherever possible. Where doors within an original principal circulation space are proposed to be infilled, the original doors should be retained in-situ as mock doors with original detailing retained to communal areas.*

- *In terms of the arrangement of rooms, original front and rear rooms, and other principal spaces, should be left intact or reinstated, if previously subdivided.*

With regards extensions to Listed Buildings, SG 9 states:

“Proposals for the extension of a Listed Building must ensure that the scale is subservient to the original building. Its location, design, scale, massing and proportion protects the building's appearance, character and setting. The detailed design and use of materials complement the building's period, style and character”.

Comment: The fundamental principle of this proposed development will detract from the period, style and architectural character of this Category B Listed property. The siting, scale and design of the proposed development fails to enhance or protect the character of this Category B Listed property as a building of special architectural and historic interest.

The proposed extensions and loss of the original servant's wing would result in permanent incongruous and unsympathetic alterations to this B-Listed Building and would also detract from the character and appearance of the property. The proposed extensions are not considered to be subservient or complementary to the original building. In addition to the inappropriate siting and scale of the proposed extensions and the resultant permanent loss of the original servant's wing, incongruous design details on the two-storey extension, such as the shallow low-pitch roof, the anomalous siting of the eaves level and the inappropriately proportioned windows, would adversely affect the appearance and the special architectural and historic interest of this Category B Listed building.

The proposed internal alterations fail to preserve or enhance the character of this Category B Listed property as a building of special architectural and historic interest. Due to their sub-division and/or conversion to open-plan layouts, the original proportions, scale and volume of principal rooms and secondary spaces will be significantly reduced and/or altered to the enduring detriment of the character and special interest of this Category B Listed building. The proposed conversion to an open-plan layout to the original servant's wing on the ground floor, the sub-division of the original kitchen on the ground floor and the proposed subdivision of an original principal bedroom on the first floor would result in the permanent loss of a traditional and historic plan form of inherent and noteworthy significance, to the detriment of the special architectural and historic interest of this Category B Listed building.

Overall, the proposed development fails to respect and complement the character and appearance of the historic environment and the special architectural and historic interest of this Category B Listed building.

This application is, therefore, contrary to SG 9.

OTHER MATERIAL CONSIDERATIONS

In respect of (b), other material considerations:

Historic Environment Scotland - 'Managing Change in the Historic Environment: Interiors'

The HES guidance document 'Managing Change in the Historic Environment: Interiors' advises that: *“The ‘plan form’ is the arrangement and division of internal spaces into rooms and circulation spaces such as halls, stairs and corridors, and is a key component of the character and special interest of any building. The interrelationship of rooms and circulation space is a reflection of the building's design, function, status and period.”*

“When the historic layout is altered, for instance to superimpose an open-plan layout, this can be harmful to the character of the building.”

“Room proportions are important to the integrity of the design. The size and height of a room is normally carefully proportioned to suit its historic function. Windows, doors and fireplaces were normally designed and located to complement the design and proportions of the room as a whole.”

“Alterations should be carefully planned and located to best protect the interest of the internal spaces. In general, the principal spaces in a building are more sensitive to change as these are the spaces that normally make the most significant contribution to its character. Sometimes secondary spaces such as basement kitchens or attic rooms are sensitive to change, for example where they survive in their original form, or are particularly noteworthy.”

In relation to subdivision and amalgamation of spaces, the HES guidance advises that: *“Where the original plan form...survives, particularly in regard to the entrance hall, main stair, common spaces and principal rooms and spaces, these spaces should normally be retained without subdivision, because of their inherent significance. Likewise, it is usually advisable to avoid the amalgamation of rooms, or the creation of an ‘open-plan’ layout, within a historic building with an important cellular plan form.”*

“In some instances, the importance of the plan form and layout of the spaces may inhibit removal of building fabric to create an opening.”

Comment: As noted above, this property is worthy of a Category B Listing as it is one of the few remaining villas in this row which is still in single residential use and the last to retain all its original features, including the noteworthy servant’s wing.

The general arrangement and plan form of this B-Listed Building is as it was originally laid out. The ground floor has a compartmentalised layout which comprises an entrance hall (with staircase and fireplace), a living room (with fireplace) and a second reception room (with fireplace) to the front. Off the entrance hall is a WC and cloakroom.

To the rear is a formal dining room (with fireplace), a larder which leads to the kitchen and a separate pantry. Leading from the kitchen, is the entrance to the servant’s wing which comprises a separate kitchen, utility room, laundry room, storage room and shower room. Despite being a servant’s space, it is rare, and notable in its own right, as it has an original layout and retains many original features such as wall tiles, stained glass windows and doors and Belfast sinks. As such it should not be considered sacrificial, and the proposed works would completely remove its original plan-form and features.

This compartmentalised layout is continued on the first floor which contains 5no bedrooms, an office/study, bathroom and stairs leading up to a large attic (billiard) room.

The capacity to read this property as a single unified residential unit, in addition to its intact original compartmentalised plan form, contributes to its special architectural and historic interest. Much of the property’s original and decorative features remain in place and intact. Historic features in the servant’s wing, pantry, kitchen, WC/cloakroom on the ground floor and the first-floor bedroom all contribute to the special architectural and historic interest of the property. The proposed works would detrimentally alter the special architectural and historic interest of the ground floor and first floor of the property which currently retains its original plan form as part of a complete single occupied villa. When assessed as a whole, the proposed internal alterations are not considered as ‘temporary’ as they would have an enduring impact on the scale and proportions of original rooms and spaces which would adversely affect the special architectural and historic interest of this Category B Listed Building.

Historic Environment Scotland - ‘Managing Change in the Historic Environment: Extensions’

The HES document ‘Managing Change in the Historic Environment: Extensions’ (2010) advises that: *“Extensions must protect the character and appearance of the building.”*

“Most historic buildings can sustain some degree of sensitive alteration or extension to accommodate continuing or new uses. Yet historic buildings vary in the extent to which they can accommodate change without loss to special interest. Some present the opportunity to promote design intervention that would not have been possible without the historic building as a creative spark. Others are sensitive even to slight alterations. This is especially so of buildings with important interiors”.

“An addition or extension should play a subordinate role. It should not dominate the original building as a result of its scale, materials or location, and should not overlay principal elevations”.

“An extension that would unbalance a symmetrical elevation and threaten the original design concept should be avoided”.

“An extension should be modestly scaled and skilfully sited”.

In terms of extensions to the roof, such as that to the servant’s wing, the guidance states: *“Where the external form is significant to the character of the building, or where the internal structure and decoration have historic interest, a roof extension will not be appropriate that destroys this or requires such a high degree of new supporting structure that only the facades of the historic building remain”.*

Comment: The proposed extension and orangery are not considered to protect or enhance the character and appearance of this Category B Listed building. The extensions and the substantial demolition of the original servant's wing would result in the permanent loss of historic features which make a substantial contribution to the special interest of this building. As noted above, the rear elevation of the building retains its original appearance and makes a significant contribution to the special architectural and historic interest of the property. The original fenestration, in terms of scale, proportions and positioning, is imposing and reflects the historic functions of the rooms to the rear of the building. The proposed two-storey extension and orangery would be prominent on the rear elevation and, in combination with the loss of the original servant's wing, would harm the building's special architectural and historic interest.

REPRESENTATIONS

7 representations have been received – 6 in support of the application and 1 objection. The issues raised in support of the application are summarised, with appropriate comment, as follows:

- Proposals have been carefully and sensitively developed and that they fully respect the building's character and special interest.
- The proposals preserve the special architectural and historic interest of the building.

Comment: Historic Environment Scotland's consultation response states: "*We encourage your Council to consider whether a less impactful scheme might be feasible. The proposals involve substantial alterations to this B-listed Edwardian villa... and we encourage amendments that would better respect the historic fabric and floor plan of the house*".

It is assessed that the proposed extensions, the loss of the original servant's wing and the internal alterations fail to preserve or enhance the character of this Category B Listed property as a building of special architectural and historic interest.

- Internal alterations are confined to secondary non-principal rooms and former service spaces.
- Internal alterations are largely reversible.
- Original features will be retained.

Comment: Historic Environment Scotland have commented that: "*The right-hand front bedroom with its large bay window appears to be one of the finest in the house, and its proposed sub-division would substantially alter the qualities of this space. While we welcome the intention to keep the fireplace, it would no longer meaningfully relate to the rest of the room. We, therefore, continue to advise against partitioning of this room*".

It is inaccurate to state that the works will be to non-principal spaces and that any alterations are reversible. It is assessed that the internal alterations will permanently fail to preserve or enhance the character of this Category B Listed property as a building of special architectural and historic interest.

- No changes are proposed to the principal elevations.
- The extensions are discreetly located to the rear and are of an appropriate size, scale and design.
- The external materials are traditional in character and match the original house.

Comment: It is considered that the proposed two-storey extension, with its anomalous design features, and orangery (and loss of the servant's wing), despite being on a secondary (rear) elevation, would have an enduring adverse impact on the appearance and character of this Category B Listed Building.

- There are local precedents for the extension to the service wing.
- The extensions will bring this property into alignment with its immediate neighbours.

Comment: Whilst some other properties within the Whittinghame Gardens group of villas have extensions to their rear elevation, these cannot be considered as a 'precedent'. Each development proposal must be considered on its own merits. To grant this application based exclusively on the 'precedent' of an earlier development or entirely on the context of other developments in the local area would be a regressive step and ultimately detrimental to the special architectural and historic interest of this Category B Listed building. While there is a need to maintain consistency in the consideration of points of merit, this is not the same as a 'precedent'. No two applications are the same, and each proposal must be determined on its own merits. In this regard, as required by section 14(2) of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997, the requirement is to have special regard to the desirability of preserving this Listed building or its setting or any features of special architectural or historic interest which it possesses.

- Approval of the application will enhance the long-term viability of the property as a single-family home.
- By adapting the house sensitively for modern living, the proposals reduce pressure for subdivision or neglect.

Comment: As noted above, the property has never been sub-divided, it retains its original layout and is still in its original use as a single dwellinghouse. There is no Planning History that this property has ever been utilised for non-residential use. Any proposals to sub-divide the property or change its use from a single dwellinghouse will require to be subject to applications for both Listed Building Consent and Full Planning Permission.

The one objection is from The Architectural Heritage Society of Scotland, and the grounds of objection are summarised below:

- *“One of the few remaining villas in this row which is still in single residential use and the last to retain all its original features”* (HES listing description); Hence its listed status compared to the C-listing of the other villas.
- The proposed sub-division of the front bedroom (Bedroom 2), inserting a bathroom into it, is contrary to CDP, SG9, para 2.112. This is an unusually shaped room, incorporating the large ‘tower’ window, and to sub-divide it in this way would be to obliterate completely the original proportions of the room.
- The applicants claim that the new extension would bring the villa “more in line with the neighbouring properties along Whittingehame Gardens”. It is the very distinctiveness of this from the other villas that merits the B listing, while the others are C-listed.
- While some of the proposed changes are of a fairly minor character and could be achieved without too much loss to the character of the villa, those listed above would be highly detrimental to, and represent a loss of, its unique character.
- The granting of the Full Planning Permission is irrelevant to the present Listed Building Application. A Listed Building Consent Application must be subject to a more stringent appraisal.

Comment: Noted. The issues raised in this representation have been addressed in the relevant sections of this report.

CONCLUSION

In conclusion the proposed works would substantially demolish and alter the existing single storey rear servants quarter which is notable as a rare surviving example of its kind complete with original plan and decorative details. Its is a rare and high quality example of such a servant’s wing, which have none of the neighbouring buildings have retained. As such it should be preserved and respected.

Internally the original ground floor and first floor principal bedroom would be insensitively and intensively subdivided, eroding the character of these spaces.

A previous listed building application for these works was refused and the subsequent appeal was dismissed by a reporter who found that ‘the proposed development would have a harmful and adverse effect on the character, special architectural and historic interest and setting of the listed building’.

This application is not considered to be in accordance with the Planning (Listed Buildings and Conservation Areas) (Scotland) Act and does not accord with the relevant guidance and policy for the historic environment in NPF4 and the Glasgow City Development Plan, by reason that the works would permanently detract from and would be detrimental to the special architectural and historic interest of the listed building. Consequently, on the basis of the foregoing, it is recommended that this application for Listed Building Consent be **refused**.

REASONS FOR REFUSAL

01. The development proposal 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 listed building and its setting and will adversely impact on its special architectural and historic interest.

02. The development proposal is contrary to Policy 7: Historic Assets & Places of the National Planning Framework 4, CDP 9: Historic Environment and SG 9: Historic Environment of the Glasgow City Development Plan as specified below, and there is no overriding reason to depart therefrom.

03. The proposal is contrary to Policy 7: Historic Assets & Places of National Planning Framework 4 in that the extensions and internal works to significantly alter the original internal layout of the building fail to preserve or enhance the character, setting, special architectural and historic interest of this Category B Listed Building due to its inappropriate siting, scale and design.

04. The proposal is contrary to CDP 9 of the City Development Plan in that the proposed development, by virtue of its siting, scale and design, will permanently erode the historic character and special architectural interest of this Category B Listed Building. The proposed development fails to respect the period, style and architectural character of the Listed building.

05. The proposed extensions and loss of the original servant's wing are contrary to SG 9 of the City Development Plan in that by reason of their siting, scale and design, they fail to preserve or enhance the character of this Category B Listed property as a building of special architectural and historic interest. In addition to the inappropriate siting and scale of the proposed extensions and the resultant loss of the original servant's wing, incongruous design details on the two-storey extension, such as the shallow low-pitch roof, the anomalous siting of the eaves level and the inappropriately proportioned windows, do not respect the period, style and architectural character of this Category B Listed property. The proposed extensions would give the appearance of incongruous and unsympathetic additions to the Listed Building and would also detract from the character and appearance of the property. The proposed extensions and loss of the original servant's wing would adversely affect the special architectural and historic interest of this Category B Listed building.

06. The proposal is contrary to SG 9 of the City Development Plan in that the proposed internal alterations fail to preserve or enhance the character of this Category B Listed property as a building of special architectural and historic interest. Due to their sub-division and/or conversion to open-plan layouts, the original proportions, scale and volume of principal rooms and secondary spaces will be significantly reduced and/or altered to the detriment of the character and special interest of this Category B Listed building.

07. The proposal is contrary to SG 9 of the City Development Plan by reason that the proposed conversion of the original servant's wing on the ground floor to an open-plan layout would result in the permanent loss of the original, traditional and historic plan form of inherent and noteworthy significance, to the detriment of the special architectural and historic interest of this Category B Listed building.

08. The proposal is contrary to SG 9 of the City Development Plan by reason that the sub-division of the original kitchen on the ground floor would result in the permanent loss of the original, traditional and historic plan form of inherent and noteworthy significance, to the detriment of the special architectural and historic interest of this Category B Listed building.

09. The proposal is contrary to SG 9 of the City Development Plan by reason that the proposed subdivision of an original principal bedroom on the first floor would result in the permanent loss of the original, traditional and historic plan form of inherent and noteworthy significance, to the detriment of the special architectural and historic interest of this Category B Listed building.

Drawings

The development shall not be implemented in accordance with the drawing(s)

L(0-)00 Location Plan Received 14 November 2025

L(0-)01 Proposed Block Plan Received 14 November 2025

L(2-)01D Proposed Floor Plans Received 14 November 2025

L(2-)02D Proposed Elevations Received 14 November 2025

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