



## Planning Applications Committee

Item 2b

24th March 2026

Report by  
Executive Director of Neighbourhoods, Regeneration and Sustainability

Contact: David Haney Phone: david.haney@glasgow.gov.uk

**Application Type** Conservation Area Consent

**Recommendation** Refuse

<b>Application</b>	25/01221/CON	<b>Date Valid</b>	30.05.2025
<b>Site Address</b>	Corunna Bowling Club 35A St Vincent Crescent Glasgow G3 8NL		
<b>Proposal</b>	Complete Demolition in a Conservation Area		
<b>Applicant</b>	Nixon Blue Mr Richard McFadzean 2 Spiers Wharf Glasgow G4 9UG	<b>Agent</b>	Page Park Architects James Brimble 20 James Morrison Steet Glasgow G1 5PE
<b>Ward No(s)</b>	10, Anderston/City/Yorkhill	<b>Community Council</b>	02_021, Yorkhill & Kelvingrove
<b>Conservation Area</b>		<b>Listed</b>	
<b>Advert Type</b>	Affecting a Conservation Area/Listed Building	<b>Published</b>	27 June 2025
<b>City Plan</b>	Residential		

### Representations/Consultations

#### Representations

The application received 165 objections. The points raised in the representations are summarised as follows.

- Loss of open space in an area that is deficient in open space. The open space should be protected to prioritise the health and well-being of residents, the liveability and resilience of the city, and its sustainability and biodiversity.
- Clubhouse building is capable of reuse
- The proposed open space is not adequate mitigation for the overall loss of open space. Concerns about the proposed open space relating to its size, functionality, ownership, maintenance and sunlight.
- Long-term maintenance and public accessibility of the proposed open space.
- The applicant has not engaged with community or explored whether whole site could be used for an alternative recreational facility. The Friends of St Vincent Crescent Conservation Area have put together a business plan which would see the site being used for recreational and educational uses, including growing spaces and a children's play area.
- Description of site as brownfield land in application.

- Impact on Conservation Area and setting of listed building. References to original masterplan are not justification for development
- Daylight, sunlight and overshadowing
- Privacy and overlooking
- Noise, air pollution and disturbance during construction period
- Traffic, parking and road safety
- Impact on natural environment and biodiversity
- Precedent for development of other bowling clubs
- Design, size and scale
- Impact on property values
- Noise and vibrations - assessment does not consider impact of railway line
- Impact on transition to net zero, provision of car parking is contrary to net zero ambitions
- Lack of tree planting to screen development from railway

## Site and Description

### Site Description

The application site is the Corunna Bowling Club on the south side of St Vincent Crescent at its western end. The bowling club closed in 2017 due to dwindling membership. Since its closure, the site has become overgrown however the clubhouse, bowling green and ancillary structures remain. The site is surrounded by a tall broadleaf hedge which restricts visibility of the site from St Vincent Crescent. There is no public access to the site.

To the north of the site is the Category A listed St Vincent Crescent. To the east is the Scottish Power depot, substation and associated surface car parking. The access to the Scottish Power car park site lies immediately adjacent to the site on St Vincent Crescent. Further east, there are three bowling greens with associated clubhouses, landscaping and car parking belonging to the University of Glasgow Bowling Club and St Vincent Bowling Club. These greens are positioned between St Vincent Crescent and the Scottish Power depot and substation. To the west of the site, there is a four storey residential development with associated surface car parking built in the 1990s. To the south, there is an active railway line and a five storey residential development on Minerva Way. Between these buildings and the railway line is a run of mature trees which obscures much of the buildings from the north for much of the year.

The site is within the St Vincent Crescent Conservation Area and is categorised as Protected Open Space within the Council's Open Space Map. The site is 0.34 hectares.

### Site History and Context

St Vincent Crescent was designed by Alexander Kirkland as part of a wider vision for the development of the Stobcross Estate. The original vision included plans to extend residential development to the south and east of the site. The plans included a pleasure garden where the University of Glasgow Bowling Club and St Vincent Bowling Club are currently located. St Vincent Crescent and the pleasure garden were the only parts of the vision that were realised having started construction from 1850 onwards.

The original vision for the estate was abandoned and much of the land was instead developed for industry. By the 1890s, land to the south of the application site comprised railway lines, a goods yard and Queens Dock. The goods yard and docks were redeveloped in the latter half of the 20<sup>th</sup> century.

The land currently occupied by the application site and Scottish Power was incorporated into the pleasure gardens rather than being developed for industrial uses. A bowling green was laid out on the application site in the 1890s and a large boating pond was formed on the Scottish Power site. Corunna Bowling Club operated from the site from when it was first constructed until its closure in 2017.

By the 1930s, the boating pond had been filled in and replaced by a rope works that continued to expand on the site into the 1960s. The rope works was eventually replaced by Scottish Power in the 1990s who have since redeveloped the site with a new depot, substation and car parking. A planning application to replace Scottish Power with a residential development was approved in 2007 however was never brought forward (05/02491/DC). The proposal was for 132 flats within a long, three storey building with a gentle curve similar to that of St Vincent Crescent.

The application site has been left vacant since the closure of the bowling club. The Friends of St Vincent Crescent Conservation Area SCIO have registered a community interest in the land under the Land

Reform (Scotland) Act 2003. Their initial application to register their interest was approved by Scottish Ministers January 2020 with a decision to re-register the application approved in April 2025.

## Planning History

The Planning Authority has considered two proposals for residential development on the site prior to the submission of the current planning application.

The first proposal was submitted under planning application 18/01345/FUL. Planning permission was refused using delegated powers on 2<sup>nd</sup> August 2018. The development description was for *Demolition of existing bowling club building and green and erection of residential development (39 units) and associated works (Potentially Contrary to the Development Plan)*. The proposal was for a nine storey flatted block with publicly accessible open space. An appeal was submitted and subsequently dismissed by the Local Review Committee on 30<sup>th</sup> April 2019 (18/00064/LOCAL).

The second proposal was under planning application 21/01687/FUL, which was refused using delegated powers on 26<sup>th</sup> July 2021. The development description was *Demolition of existing bowling club building and green and erection of residential development (20 units), new public gardens and associated works*. The proposal comprised a five storey flatted block with publicly accessible open space. Compared to the 2018 submission, this proposal was significantly reduced in terms of size, scale and unit numbers. The refusal was appealed to the Local Review Committee however was subsequently withdrawn (21/00067/LOCAL).

An application for Conservation Area Consent was submitted in association with the 2021 proposal (21/01690/CON). This application was refused on 30<sup>th</sup> July 2021 due to its impact on the character of the Conservation Area and there being no proposals in place for the redevelopment of the site. An appeal was submitted to the DPEA which was dismissed on 16<sup>th</sup> February 2022 (GCC ref: 21/00090/CONA, DPEA ref: CAC-260-2003).

This application for Conservation Area Consent accompanies planning application 25/01209/FUL for the redevelopment of the site. The proposal description for the planning application is:

*Demolition of vacant bowling clubhouse and redevelopment of site with erection of residential flats and community facility (Sui generis), including private amenity space, access, car parking, landscaping, public open space, with infrastructure and related works: Potentially contrary to City Development Plan Policy CDP 6: 'Green Belt and Green Network'.*

## Proposal

This Conservation Area Consent application seeks permission for the demolition of the clubhouse building. It is associated with the wider redevelopment of the site as proposed by planning application 25/01209/FUL. The proposal description for this development is as follows:

The proposal is to for a six storey building containing 20 flatted dwellings, a single storey building containing a community room and public open space.

### Residential building

The building will be positioned on the southern part of the site. It will be six storeys above ground with the fourth and fifth floors stepped back from the principal elevation. A roof terrace will be provided on the fifth floor. A basement floor will provide cycle and car parking. It will be accessed via a ramp and road along the western boundary of the site.

The principal (north) elevation has been designed to tie in with and complement the datums and rhythm of St Vincent Crescent. Notably, the ground floor plinth, eaves and roof garden step back of the proposed building correspond to the heights of the plinth, eaves and chimney height of St Vincent Crescent.

The material palette of the principal elevation will comprise blonde sandstone piers and façade; reconstituted pe-cast stone plinth level and spandrels between sandstone piers; and alu-clad windows with metallic bronze frames. The windows will be full height with Juliet balconies made from structural glass. The upper two floors will be finished in a metallic bronze metal cladding with structural glass around the roof garden. The ground floor plinth will contain an imprinted pattern which has been inspired by the boundary railings of St Vincent Crescent.

The rear (south) elevation will contain private, in-set balconies for the flats. The steel frame of the balconies will be exposed and the edge of the balconies will contain steel balustrades, both finished in metallic bronze. The anodised aluminium roof covering, windows and rainwater goods will also be

finished in metallic bronze. The rear elevation will contain the stairwells, which will be finished in buff brick with tone matched mortar.

The side (east and west) elevations will be finished in blonde sandstone and contain windows for flats at either end of the building. The windows will be full height with Juliet balconies.

Raised planters constructed from buff brick and reconstituted pre-cast stone will be erected along the front of the building to separate it from the public open space. To the rear of the building, there will be a shared garden for residents which the applicant has indicated could accommodate play equipment.

There will be two close entrances at ground floor level. The stairwells and lift shafts will be located at the rear of the building. An internal refuse store will be provided at the north-east corner of the ground floor. The flats will be either double or triple aspect. All the flats will have private outdoor space in the form a terrace or balcony. The accommodation schedule is set out in the table below:

Floor No.	Plot No.	No. of Bedrooms	Area
Ground	Plot 1	2	90.4 sq/m
	Plot 2	2	91.9 sq/m
	Plot 3	4	179.8 sq/m
	Plot 4	2	91.9 sq/m
Ground & First	Plot 5	3	157.5 sq/m
First	Plot 6	3	108.3 sq/m
	Plot 7	2	91.9 sq/m
	Plot 8	2	91.9 sq/m
Second	Plot 9	3	108.3 sq/m
	Plot 10	3	140 sq/m
	Plot 11	3	140 sq/m
	Plot 12	3	108.3 sq/m
Third	Plot 13	3	108.3 sq/m
	Plot 14	3	140 sq/m
	Plot 15	3	140 sq/m
	Plot 16	3	108.3 sq/m
Fourth	Plot 17	3	100.3 sq/m
	Plot 18	3	132 sq/m
	Plot 19	3	132 sq/m
	Plot 20	3	100.3 sq/m

Open space and community room

The proposal will provide 0.16 hectares of publicly accessible open space between the proposed residential building and St Vincent Crescent. The open space will be accessible to the local community for use as general recreational space as well as the residents of the new development. The applicant has submitted a restrained landscaping scheme plan along with a document illustrating how the space could be configured. It has the potential to accommodate a range of functions such as picnic/barbecue areas, growing areas, games (e.g. chess, pétanque, ping pong), natural play, seating spaces and amenity space.

The existing cherry tree at the north-west corner of the site will be retained as part of the open space. The other two trees on the site will be removed, as will the boundary hedges.

The restrained design approach has been submitted as part of the planning application in order to allow maximum flexibility to the landscape spaces as influenced by the new and existing residents of St Vincent Crescent. The cost of maintaining the public open space will be met by the residents of the new development through a management charge.

A single storey community space will be erected on the eastern part of the open space. It will be a step-free accessible space that is connected to the new public open space. It has been designed as a multi-functional space that could be used for a range of activities. It will be clad in metallic bronze metal cladding to match the upper floors of the residential building. The applicant has proposed two potential options for the management of the Community Room, where:

- 1) Nixon Blue Ltd (Applicant) would sell the Community meeting Room building at an agreed value set by an agreed valuation surveyor jointly appointed by Nixon Blue Ltd and the Friends of St Vincent Crescent Conservation Area (FSVCCA); or
- 2) Nixon Blue Ltd (Applicant) would retain ownership of the Community Meeting Room Building. The building would be then leased to FSVCCA at a nominal sum (suggest £1 per annum) from Nixon Blue Ltd to FSVCCA.

If FSVCCA purchase the Community Room, they will be responsible for paying a proportionate costs towards management and maintenance of the public open space.

## **Policies**

The following policies, advice and guidance are considered particularly relevant to the application assessment:

Historic Environment Scotland Policy Statement 2019 (Historic Environment Scotland, April 2019) Managing Change in the Historic Environment – Demolition (Historic Environment Scotland, February 2020).

Managing Change in the Historic Environment – Setting (Historic Environment Scotland, February 2020).

### **National Planning Framework 4**

Policy 7 - Historic Assets and Places

### **Glasgow City Development Plan 2017**

CDP 9 Historic Environment SG 9 Historic Environment

## **Assessment and Conclusions**

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 provides the statutory context for the protection of listed buildings and conservation areas. Section 61 of the Act gives planning authorities the power to designate areas that they consider to have special historic or architectural interest the character and appearance of which it is desirable to preserve and enhance, known as conservation areas.

Section 66 of The Act also establishes that a building in a conservation area shall not be demolished without the consent of the planning authority through the Conservation Area Consent process.

## **POLICY AND GUIDANCE SUMMARY**

### **Historic Environment Policy for Scotland May 2019**

This policy statement is a material consideration and should be used to direct decision making for the whole of the historic environment. It consists of 6 policies, being:

- HEP 1 – Decisions affecting any part of the historic environment should be informed by an inclusive understanding of its breadth and cultural significance;
- HEP 2 – Decisions affecting the historic environment should ensure that its understanding and enjoyment as well as its benefits are secured for present and future generations;
- HEP 3 – Plans, programmes, policies and strategies, and the allocation of resources, should be approached in a way that protects and promotes the historic environment. If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place;
- HEP 4 – Changes to specific assets and their context should be managed in a way that protects the historic environment. Opportunities for enhancement should be identified where appropriate. If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place;
- HEP 5 – Decisions affecting the historic environment should contribute to the sustainable development of communities and places;

HEP 6 – Decisions affecting the historic environment should be informed by an inclusive understanding of the potential consequences for people and communities. Decision making processes should be collaborative, open, transparent and easy to understand.

Managing Change is a series of guidance notes produced by Historic Environment Scotland. The series supports national level policy for planning and the historic environment. Within this series, the interim guidance on conservation area consent (2019) recognises that the demolition of even a single building and the construction of a new building or buildings in its place could result in harm to the character or appearance of a conservation area, or part of it.

In deciding whether conservation area consent should be granted, planning authorities should take account of the importance of the building to the character or appearance of any part of the conservation area, and of proposals for the future of the cleared site. If the building is considered to be of any value, either in itself or as part of a group, a positive attempt should always be made by the planning authority to achieve its retention, restoration and sympathetic conversion to some other compatible use before proposals to demolish are seriously investigated. In some cases, demolition may be thought appropriate, for example, if the building is of little townscape value, if its structural condition rules out its retention at reasonable cost, or if its form or location makes its re-use extremely difficult.

In instances where demolition is to be followed by re-development of the site, consent to demolish should in general be given only where there are acceptable proposals for the new building. Decision makers are required to have regard to the desirability of preserving or enhancing the appearance of the conservation area in exercising their responsibilities under the planning legislation, and this statutory duty should always be borne in mind when considering demolition applications.

#### **National Planning Framework 4: Policy 7 Historic Assets and Places**

This policy aims to protect and enhance the historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places. Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the architectural and historic character of the area; existing density, built form and layout; context and siting; quality of design and suitable materials.

Demolition of buildings in a conservation area which make a positive contribution to its character will only be supported where it has been demonstrated that reasonable efforts have been made to retain, repair and reuse the building; the building is of little townscape value; the structural condition of the building prevents its retention at a reasonable cost; or the form or location of the building makes its reuse extremely difficult. Where demolition within a conservation area is to be followed by redevelopment, consent to demolish will only be supported when an acceptable design, layout and materials are being used for the replacement development.

#### **Glasgow City Development Plan 2017**

Policy CDP9 'Historic Environment' aims to ensure the appropriate protection, enhancement and management of Glasgow's heritage assets by protecting, conserving and enhancing the historic environment for the benefit of existing and future generations. This will be achieved by assessing the impact of proposed developments and supporting 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, Conservation Areas, Scheduled Monuments, archaeological remains, historic gardens and designed landscapes and their settings, or by mitigating unavoidable adverse effects on them.

SG9 'Historic Environment' highlights the requirement to obtain Conservation Area Consent for the demolition of unlisted buildings within Conservation Areas. The demolition of even a single building and the construction of a new building or buildings in its place could result in harm to the character or appearance of a Conservation Area, or part of it. In deciding whether Conservation Area Consent should be granted, the Council will take account of the importance of the building to the character or appearance of any part of the Conservation Area, and of proposals for the future of the cleared site. If the building is considered to be of any value, either in itself or as part of a group, the Council will always seek to achieve its retention, restoration and sympathetic conversion other compatible use before proposals to demolish are seriously investigated. In some cases, demolition may be thought appropriate, for example, if the building is of little townscape value, if its structural condition rules out its retention at reasonable cost, or if its form or location makes its re-use extremely difficult.

Demolition of an unlisted building which contributes to the character or appearance of a Conservation Area, will require to demonstrate that:

- a) the existing building is incapable of viable repair and re-use; and
- b) the proposed replacement will preserve or enhance the character of the conservation area.

In order to protect townscape quality, consent for redevelopment will require the retention of existing buildings until the replacement development commences.

## ASSESSMENT

The clubhouse is not the original to the bowling club and was likely constructed in 1980s or 90s. Its form and position relative to the bowling green are closely associated with its former use as a bowling club. The St Vincent Crescent Conservation Area Appraisal identifies the aspect afforded by the bowling greens as an important element of the conservation area's setting. The clubhouse contributes to the character insofar as it is a component of Corunna Bowling Club.

Consent has previously been sought to demolish the building in association with the former development proposals for the site. Conservation Area Consent has never been given for the demolition as consent to demolish should, in general, only be given only where there is an acceptable redevelopment proposal. The Case Officer for planning application 21/01687/FUL did not consider that the bowling club had "*particular architectural merit*". Furthermore, the Reporter for planning appeal 21/00090/CONA considered that "*Demolition of the building and green would not result in the loss of any features of special interest.*" They noted that "*Historic Environment Scotland suggested it was 'content with the demolition' when responding to a previous (withdrawn) application for conservation area consent in 2020.*"

It has been established through previous applications that the clubhouse in its own right does not make a significant contribution to the character of the conservation area. On this basis, it is not considered that the applicant must address the requirements of NPF4 (Policy 7 para f i) and iii)) or SG 1 (para 2.108 a)) by demonstrating that the building is incapable of viable of repair and re-use. Therefore, if an acceptable scheme to redevelop the site for an alternative use were to be approved, the demolition of the clubhouse could be supported.

This application for Conservation Area Consent accompanies planning application 25/01209/FUL for: *Demolition of vacant bowling clubhouse and redevelopment of site with erection of residential flats and community facility (Sui generis), including private amenity space, access, car parking, landscaping, public open space, with infrastructure and related works: Potentially contrary to City Development Plan Policy CDP 6: 'Green Belt and Green Network'.*

A report to Planning Committee has also submitted for planning application 25/01209/FUL. This recommends that planning permission is refused as the proposed development would result in a loss of open space and community facility. The assessment in the Committee Report for 25/01209/FUL considers that the proposed development would preserve the character of the conservation area.

As per NPF4 and Historic Environment Policy, in instances where demolition is to be followed by re-development of the site, consent to demolish should in general be given only where there is an acceptable redevelopment proposal. In this instance, there is no acceptable redevelopment proposal for the site. Therefore the demolition has not been justified and the application is contrary to the Development Plan.

### Representations

A total of 165 objections were received to this application and have been addressed below.

- Loss of open space in an area that is deficient in open space. The open space should be protected to prioritise the health and well-being of residents, the liveability and resilience of the city, and its sustainability and biodiversity.

**Case Officer comment:** The proposal is contrary to Development Plan policies which seek to protect and retain open space.

- Clubhouse building is capable of reuse

**Case Officer comment:** The applicant has submitted a document indicating that the clubhouse could be refurbished for a price that is consistent with BCIS average price data. A comprehensive survey of the building has not been provided and ultimately, it is not known for certain whether the building is capable of being reused.

- The proposed open space is not adequate mitigation for the overall loss of open space. Concerns about the proposed open space relating to its size, functionality, ownership, maintenance and sunlight.

**Case Officer comment:** The loss of open space has been assessed in the Committee Report for 25/01209/FUL and is contrary to the Development Plan. The previous bowling club was not publicly accessible open space and the current vacant site is not publicly accessible. The proposal would provide some publicly accessible open space which would be of benefit to the area, it does not outweigh the overall loss of open space and the potential for the whole site to be used to meet another aspect of open space need.

- Long-term maintenance and public accessibility of the proposed open space.

**Case Officer comment:** It is intended that maintenance would be the responsibility of future property owners.

- The applicant has not engaged with community or explored whether whole site could be used for an alternative recreational facility. The Friends of St Vincent Crescent Conservation Area have put together a business plan which would see the site being used for recreational and educational uses, including growing spaces and a children's play area.

**Case Officer comment:** Community engagement has been addressed in the Committee Report for 25/01209/FUL. It is acknowledged that engagement has been limited to redevelopment proposals that include a residential element.

- Description of site as brownfield land in application.

**Case Officer comment:** The site falls within the definition of brownfield land as defined within the Development Plan as it has been previously developed. There is a policy presumption in favour of developing brownfield land; however, this is subject to the proposal complying with various other policies such as those relating to protection of open space. These matters have been addressed in the Committee Report for 25/01209/FUL.

- Impact on Conservation Area and setting of listed building. References to original masterplan are not justification for development

**Case Officer comment:** These matters have been addressed in the Committee Report for 25/01209/FUL. The proposal will preserve the character of the conservation area and the setting of the listed building. Whilst the applicant has referenced the original masterplan in their submission, it has not been used as a reason to justify the Planning Authority's position. The impact of the development on the listed building and conservation area has been rigorously tested by the applicant using visualisations and comprehensive analysis of the existing townscape.

- Daylight, sunlight and overshadowing

**Case Officer comment:** The impact of the proposal on daylight and sunlight has been assessed in the Committee Report for 25/01209/FUL. The proposed development accords with BRE standards on daylight and will not adversely restrict daylight to neighbouring properties. The landscaped areas will receive an acceptable level of sunlight throughout the year.

- Privacy and overlooking

**Case Officer comment:** These matters have been addressed in detail in the Committee Report for 25/01209/FUL. The distance between the proposed residential development and existing residential properties will be far enough to ensure that there will be no adverse overlooking or loss of privacy.

- Noise, air pollution and disturbance during construction period

**Case Officer comment:** Any noise, pollution or disturbance would be temporary and associated with demolition and construction of the site.

- Traffic, parking and road safety

**Case Officer comment:** These matters have been addressed in the Committee Report for 25/01209/FUL. Cycle and vehicle parking will be provided for every dwelling proposed in the

development. Parking will be off-road and concealed in the basement of the proposed building. The number of units proposed is relatively low and unlikely to result in significant additional traffic.

- Impact on natural environment and biodiversity

**Case Officer comment:** These matters have been addressed in detail above. The site at present is of poor ecological value. If the proposed biodiversity enhancement measures are implemented, the proposed development is likely to have a positive impact on biodiversity.

- Precedent for development of other bowling clubs

**Case Officer comment:** This has no bearing on the assessment of this Conservation Area Consent application and is not a material consideration.

- Design, size and scale

**Case Officer comment:** These matters have been addressed in the Committee Report for 25/01209/FUL. Overall, it is considered that the proposal is a high quality and contextual piece of architecture that respects the scale, materials and datums of the Category A listed St Vincent Crescent. The layout of the proposal will retain the open aspect of the conservation area whilst delivering a publicly accessible open space.

- Impact on property values

**Case Officer comment:** The impact of the development on property values is not a material planning consideration.

- Noise and vibrations - assessment does not consider impact of railway line

**Case Officer comment:** These matters have been addressed in the Committee Report for 25/01209/FUL. The Noise and Vibration Assessment report considers the impact of the railway line on the proposed development and is assessed in detail above. The report recommends noise mitigation measures to ensure that bedrooms on the south facing elevation are not adversely affected by noise at nighttime.

- Impact on transition to net zero, provision of car parking is contrary to net zero ambitions

**Case Officer comment:** These matters have been addressed in the Committee Report for 25/01209/FUL. The car parking spaces will have charging points for electric vehicles in support of the transition to net zero. The proposed energy strategy incorporates a range of low and zero carbon generating technologies and would achieve Gold level in accordance with CDP 5.

- Lack of tree planting to screen development from railway

**Case Officer comment:** These matters have been addressed in the Committee Report for 25/01209/FUL. It is not considered that tree planting is required specifically to screen the development from the railway. Views of the development from the railway line will be fleeting and are not protected or historically significant.

## CONCLUSION AND RECOMMENDATION

As per NPF4 and Historic Environment Policy, in instances where demolition is to be followed by re-development of the site, consent to demolish should in general be given only where there is an acceptable redevelopment proposal. In this instance, planning application 25/01209/FUL has been recommended for refusal meaning there is no acceptable redevelopment proposal for the site. The representations have been addressed above and it is not considered that there are any other material considerations that outweigh the Development Plan and Historic Environment Scotland Policy Statement. It is therefore recommended that conservation area consent is refused.

## REASONS FOR REFUSAL

1. 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

2. No acceptable proposals are in place for the re-development of the site and therefore the proposed demolition would be contrary to both local and national guidance which requires retention of buildings in Conservation Areas until an acceptable redevelopment proposal is in place and ready to proceed.

## DRAWINGS

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

1. SVC-PPA-0-00-DR-A-0001 REV B	LOCATION PLAN Received 29 May 2025
2. SVC-PPA-0-00-DR-A-1020 REV B	GROUND FLOOR LAYOUT Received 29 May 2025
3. SVC-PPA-0-01-DR-A-1021 REV B	FIRST FLOOR LAYOUT Received 29 May 2025
4. SVC-PPA-0-02-DR-A-1022 REV B	SECOND FLOOR LAYOUT Received 29 May 2025
5. SVC-PPA-0-03-DR-A-1023 REV B	THIRD FLOOR LAYOUT Received 29 May 2025
6. SVC-PPA-0-04-DR-A-1024 REV B	FOURTH FLOOR LAYOUT Received 29 May 2025
7. SVC-PPA-0-05-DR-A-1025 REV B	FIFTH FLOOR LAYOUT - ROOF GARDEN Received 29 May 2025
8. SVC-PPA-0-B1-DR-A-1019 REV B	BASEMENT PLAN Received 29 May 2025
9. SVC-PPA-0-R6-DR-A-2601 REV B	ROOF LAYOUT Received 29 May 2025
10. SVC-PPA-0-XX-DR-A-1101 REV B	NORTH ELEVATION Received 29 May 2025
11. SVC-PPA-0-XX-DR-A-1102 REV B	SOUTH ELEVATION Received 29 May 2025
12. SVC-PPA-0-XX-DR-A-1103 REV B	EAST ELEVATION Received 29 May 2025
13. SVC-PPA-0-XX-DR-A-1104 REV B	WEST ELEVATION Received 29 May 2025
14. SVC-PPA-0-XX-DR-A-1120 REV B	ELEVATION STUDY - NORTH Received 29 May 2025
15. SVC-PPA-0-XX-DR-A-1121 REV B	ELEVATION STUDY - SOUTH Received 29 May 2025
16. SVC-PPA-0-XX-DR-A-1122 REV B	ELEVATION STUDY - EAST AND WEST Received 29 May 2025
17. SVC-PPA-0-00-SA-A-1001 C	SITE PLAN Received 8 July 2025
18. SVC-PPA-0-00-DR-A 0003	DEMOLITION PLAN- Received 29 May 2025

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

for Executive Director of Neighbourhoods, Regeneration and Sustainability

DC/DHAN/16/03/2026

## BACKGROUND PAPERS

### **PLEASE NOTE THE FOLLOWING:**

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