



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 100742863-001

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

Agent Details

Please enter Agent details

Company/Organisation:	Scenic Lets LTD		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Daniel	Building Name:	Many Studios
Last Name: *	Bar	Building Number:	
Telephone Number: *		Address 1 (Street): *	3 Ross Street
Extension Number:		Address 2:	The Barras
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	Glasgow
		Postcode: *	G1 5AR
Email Address: *			

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Ms"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Laura"/>	Building Number:	<input type="text" value="21"/>
Last Name: *	<input type="text" value="Kyle"/>	Address 1 (Street): *	<input type="text" value="Langside Drive"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G43 2EP"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="[REDACTED]"/>		

Site Address Details

Planning Authority:	<input type="text" value="Glasgow City Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="21 LANGSIDE DRIVE"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GLASGOW"/>
Post Code:	<input type="text" value="G43 2EP"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="660867"/>	Easting	<input type="text" value="257409"/>
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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)

Installation of rooflights to dwellinghouse.

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 Notice of Review seeks reconsideration of the refusal of planning permission for two conservation-style rooflights at 21 Langside Drive. The decision cites conflict with NPF4 Policy 7, CDP9 and SG9. The proposal introduces no rooflights on the principal elevation, has negligible visual impact, and complies with design guidance. A full Statement of Appeal has been uploaded separately within the Supporting Documents section.

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)

2504-PL Statement of Appeal; Householder Application Form; Statement of Amendment; Notice for LRB Applications; Location Plan; Proposed First & Second Floor Plans; Proposed Roof Plan; Proposed Section C-C; Proposed South, West & North Elevations; Visual Impact Assessment (Expanded); Conservation Rooflight Product Specification; Design Statement.

Application Details

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

25/02372/FUL

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

13/10/2025

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

06/02/2026

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: Mr Daniel Bar

Declaration Date: 18/02/2026

Payment Details

Online payment: 346634

Payment date: 19/02/2026 12:04:23

Created: 19/02/2026 12:04

2 5 0 4 S T A T E M E N T O F A P P E A L

Application Reference	25/02372/FUL
Date of Notice	06.02.2026
Proposal	Installation of rooflights to dwelling house
Applicant	Ms Laura Kyle

1. Introduction

This Statement accompanies the Notice of Review submitted in respect of the refusal of planning permission for the installation of conservation-style rooflights at 21 Langside Drive, Glasgow.

The application relates to an unlisted Victorian villa located within a designated Conservation Area. The proposal seeks permission for the installation of two rooflights on the west-facing side roof slope of the original dwelling.

The decision notice states that the proposal is contrary to:

- NPF4 Policy 7: Historic Assets and Places
- CDP9: The Historic Environment
- SG9: Historic Environment

Specifically on the basis that the rooflights would introduce an anomalous intervention in a prominent location that fails to respect the architectural character of the building and would detract from the wider conservation area.

For the reasons set out below, it is respectfully submitted that the proposal complies with the Development Plan when read as a whole and that the refusal does not properly reflect the limited visual impact, policy compliance, and conservation-sensitive design of the revised scheme.

2. Policy Context

NPF4 – Policy 7: Historic Assets and Places

Policy 7 supports proposals affecting historic assets where they:

- Preserve or enhance the character and appearance of the asset and its setting
- Are based on an understanding of the historic environment
- Avoid adverse impact on the special interest of the asset

CDP9 and SG9 – Historic Environment

SG9 (paras 2.41–2.42) provides specific guidance on rooflights within Conservation Areas. It states:

- Rooflights should not be introduced on the front elevation of unlisted buildings in Conservation Areas.
- Conservation-style rooflights are the preferred solution.

- Units should replicate traditional rooflights in design, be low-profile, flush-fitted, include glazing bars, and be coloured to blend with the roof finish.
- The number and location of rooflights will be taken into consideration.

3. Compliance with SG9 – Location

The proposal does not include rooflights on the principal (front) elevation of the villa.

The two rooflights are positioned on the west-facing side roof slope. While the property occupies a corner plot, this side elevation is not equivalent to a principal façade in architectural or townscape terms.

Importantly:

- The side boundary is defined by a masonry wall, fence and mature hedge planting.
- An updated Visual Impact Assessment was submitted to demonstrate winter conditions when deciduous foliage is absent.
- The hedge provides effective year-round screening from Langside Drive.
- From pedestrian eye level on the public footway, the rooflights are not visible.
- In key viewpoints, the existing chimney stack obscures the relevant portion of roof slope.
- In other positions, the roof overhang prevents a direct line of sight.

The proposal therefore complies with SG9 paragraph 2.41, as no rooflights are introduced on the front elevation, and the side elevation is not publicly perceptible in a manner that would impact the conservation area.

4. Compliance with SG9 – Design and Materials

Following officer feedback, the proposal was revised to:

- Reduce the size of all rooflights by approximately one third
- Specify conservation-style rooflights
- Incorporate central glazing bars
- Use a portrait orientation
- Align rooflights vertically with existing window openings
- Ensure low-profile, flush-fitted installation
- Specify dark-coloured frames to blend with the existing natural slate roof finish

The number of rooflights has been kept to the minimum required (two units).

The revised specification directly addresses the design criteria set out in SG9 paragraph 2.42 and reflects a conservation-led approach to detailing.

The rooflights do not:

- Interrupt the ridge line
- Project above the plane of the roof
- Alter the roof silhouette
- Remove or disturb architectural detailing

They are modest, proportionate insertions within a secondary roof slope.

5. Prominence and Visual Impact

The refusal describes the rooflights as being located in a "prominent" position.

Respectfully, this assessment does not reflect the site conditions demonstrated in the submitted Visual Impact Assessment.

Prominence must be assessed by reference to:

- Actual public visibility
- Degree of interruption to roof scape
- Contribution to conservation area character

The proposed rooflights are:

- Not visible from the principal elevation
- Not perceptible from pedestrian level due to boundary treatment and existing building elements
- Positioned on a secondary roof plane

Even in the unlikely event of partial seasonal visibility, the reduced scale, flush conservation detailing, and limited number ensure that no material harm arises to the character of either the building or the wider conservation area.

The defining characteristics of the Conservation Area — stone façades, roof form, chimneys, massing and boundary treatments — remain entirely unaffected.

6. Compliance with NPF4 Policy 7

The proposal preserves the character and appearance of the building and conservation area because it:

- Retains the original roof form and silhouette
- Introduces only minor, reversible alterations
- Does not alter the architectural composition of the principal elevation
- Utilises sympathetic materials and detailing

Rooflights are a lightweight and reversible intervention. They do not constitute structural alteration to the roof and could be removed without permanent harm to the historic fabric.

The proposal represents a modest adaptation of a traditional dwelling to meet contemporary living requirements without extending the building or altering its massing.

As such, it accords with the intent and requirements of Policy 7.

7. Context Within the Street

It is noted that comparable rooflights are present on neighbouring properties, including examples located on more prominent roof slopes facing Langside Drive.

While each application must be assessed on its own merits, this demonstrates that rooflights are not alien features within the wider roof scape context.

The proposal at No. 21 is materially less prominent than examples visible on principal elevations within the immediate vicinity.

8. Sustainable Adaptation and Use

The rooflights facilitate the sensitive conversion of the attic space to provide two home working areas.

The proposal:

- Enables continued occupation of the property by a growing family
- Supports modern working patterns
- Avoids the need for relocation or external extension
- Makes efficient use of existing building stock

Such modest adaptation aligns with broader sustainability principles within NPF4, encouraging the continued viable use of existing buildings.

9. Officer Correspondence and Revisions

Following pre-determination discussions, the application responded positively to officer feedback by:

- Reducing the scale of rooflights
- Revising the specification to conservation-style units
- Submitting a Statement of Amendments
- Providing an updated Visual Impact Assessment

The revisions directly addressed the design concerns raised.

It is respectfully submitted that the revised scheme demonstrates a clear willingness to achieve policy compliance and mitigate potential impacts.

10. Conclusion

The proposal:

- Complies with SG9 paragraphs 2.41–2.42
- Preserves the character and appearance of the building
- Does not introduce rooflights on the principal elevation
- Has negligible visual impact due to screening and positioning
- Utilises conservation-appropriate detailing
- Represents a minor, reversible intervention

When assessed against NPF4 Policy 7, CDP9, and SG9, the proposal does not result in material harm to the character of the building or conservation area.

Procedural Clarification

The decision notice dated 6 February 2026 refers to a Handling Report. At the time of submitting this Notice of Review, a copy of that report has not been made available to the applicant. A request for the Handling Report was submitted by email on 13 February 2026.

Given that the application was originally submitted on 13 October 2025 and validated on 31 October 2025, the applicant has proceeded with submission of the Notice of Review in order to avoid further delay.

Should the Handling Report contain additional reasoning beyond that set out in the decision notice, the applicant reserves the right to respond to any such matters.

It is therefore respectfully requested that the Local Review Committee overturn the refusal and grant planning permission.

A handwritten signature in black ink, appearing to be 'Daniel Bär', written in a cursive style.

Signed: Daniel Bär, Architect

Applicant Response to Report by Executive Director of Neighbourhoods, Regeneration and Sustainability (“the Briefing Note”)¹

We thank the Councillors for taking the time to consider our application. Our comments below are intended to accompany our Statement of Appeal, following the publication of additional documentation by the Council.

Committee Considerations

In response to Committee Considerations, contained in Section 7 of the Briefing Note, we would be grateful if the Committee would consider a couple of points.

Building Line

- The Report notes that “*The City Development Plan defines a building line as “The elevation fronting a road, not including elements such as the front of any porches, canopies, garages or bay windows...Rooflights are proposed to be introduced to an elevation fronting the road, contrary to policy.”*”
- Planning circular 1/2024 explains: “*Additional restrictions apply to windows situated on the principal elevation of a building and side elevations that front a road. This is because **these are generally the more prominent parts of the building** and therefore more sensitive to change.”²*
- In addition, the National Planning Framework states: “*Development proposals will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should **identify the likely visual or physical impact of any proposals for change**, including cumulative effects and provide a sound basis for managing the impacts of change.”³*
- We believe for the reasons set out below that the visual impact would be very limited.

Visual Impact

- Section 7 of the Briefing Note also states that “*The rooflights of the upper roof are visible from Langside Drive at the traffic lights and at Corrou Road”.*
- Image 9 in the Photographs submitted by Tim Moss shows the view travelling Northbound on Langside Drive (the side elevation can’t be seen travelling southbound) and images 10-12 show the view from the bottom of Corrou Road. While we don’t wish to suggest that there is no possible vantage from which the rooflights can be seen, the images make clear that the proposed site of the rooflights is significantly obscured from view and from many angles is impossible

¹ Report by Executive Director of Neighbourhoods, Regeneration and Sustainability

² Planning circular 1/2024: householder permitted development rights 7

³ National Planning National Planning Framework 4 Policy 7a – Available [here](#)

to see. As part of the Statement of Appeal, our architect also submitted a number of additional images and a comprehensive visual impact assessment, which also highlights the difficulty of seeing the rooflights.

- As noted in paragraph 4.1.02 of the Report, the west elevation (which faces Langside Drive) is bound by a wall, fence and mature hedge planting (trees) which, together, significantly obscure the view of the property from the road (Photographs 9-12 referenced above show this). In case it is helpful to add, we have no intention of interfering with the wall, fence or hedging and our understanding of relevant legislation is that we couldn't do so without Council consent.

Concluding Remarks

- The Report asks the Committee to consider whether:
 - o *The introduction of a new rooflight to this elevation would constitute a detriment to the traditional façade of the front elevation which would erode the character of the conservation area?*
 - o *The introduction of an incongruous element to a key view of the conservation area would affect heritage amenity of the area?*
- We respectfully submit that the rooflights do not constitute a “detriment to the traditional façade” or introduce an “incongruous element to a key view”. For the reasons set out above, the rooflights are difficult to spot and are if constructed in line with the Document of Suggested Conditions, which we fully intend to do, would have a limited impact on the character of the conservation area.
- The significant coverage of the west elevation by the wall, fence and trees means that the elevation itself isn't prominently visible from Langside Drive / Corroul Road (as suggested in the Reasons for Refusal (*paragraph 3.1.03 of the Briefing Note*)). This is evidenced by the Photographs submitted by Tim Moss and our architect.
- We also note the proposed solution of relocating the lights to the rear roof. We discussed this at length with our architect. However, this would mean relocating a bathroom and moving many of the workings of the house, which are located to the rear of the property. This would be a costly exercise and would involve ripping out a perfectly good bathroom to reposition it elsewhere, which would not be an environmentally friendly solution.
- We note the publication of the Document of Suggested Conditions on our application portal and would like to reiterate that we are happy for our proposal to be accepted on the basis of the conditions contained therein.

Thank you for taking the time to consider our appeal.