



Planning Applications Committee

Report by
Executive Director of Neighbourhoods, Regeneration and Sustainability

Contact: Claire Hunt Phone: claire.hunt@glasgow.gov.uk

Item 1(b)

16th June 2026

Application Type Listed Building Consent

Recommendation Grant Subject to Condition(s)

Application	24/01935/LBA	Date Valid	16.08.2024
Site Address	Site Formerly Known As Hillhead Baptist Church 30 Cranworth Street Glasgow		
Proposal	Demolition of building and erection of flatted residential development (32 units) with associated landscaping and infrastructure.		
Applicant	Wemyss Properties Limited 4 Melville Crescent Edinburgh EH3 7JA	Agent	Ferguson Planning Tim Ferguson 38 First Floor Thistle Street Edinburgh EH2 1EN
Ward No(s)	11, Hillhead	Community Council	02_022, Hillhead
Conservation Area	Glasgow West	Listed	B
Advert Type	Affecting a Conservation Area/Listed Building	Published	30 August 2024 & 18/04/2025
City Plan			

REPRESENTATIONS AND CONSULTATIONS

REPRESENTATIONS

Following the validation of the application in August 2023, the application was published in the local press. Substantial amendments were subsequently made to the proposal in response to feedback from the Planning Authority and an objection received from Historic Environment Scotland. The amendments were significant enough to require the application to be readvertised. Consequently, a further advert was published in April 2025.

In total, 320 public representations were received in time to the application – 312 to object and 8 in support. Representations were received from Hillhead Community Council, MSP Paul Sweeney, and Ward Councillor Seonad Hoy.

The grounds of **objection** are summarised as follows:

- The developer's justification for full demolition of the listed building does not credibly meet any of the four tests required in policy 7(b) of the National Planning Framework 4.
- The building's distinctive architectural features and historical context contribute to the character and heritage of the local area. The proposal to demolish the church undermines the preservation of our local history.

The ground of **support** are summarised as follows:

- The building is in a very poor condition, with little positive future. Analysis undertaken shows that to retain the façade as desired by so many is simply not financially viable. The current applicant is the only one who has demonstrated any interest.

A further 43 comments were received out of time: 41 to object and 2 in support. The points raised in these were similar to those above and no new matters were raised.

CONSULTATIONS

Historic Environment Scotland – **no objection**.

SITE AND DESCRIPTION

SITE DESCRIPTION

The application site is the Category B Listed Hillhead Baptist Church, which is located in the Glasgow West Conservation Area. The site is within an established residential area just outside the Partick/Byres Road Major Town Centre and has high accessibility for public transport.

The building occupies a corner plot on the western side of Cranworth Street and the southern side of Cresswell Street. To the west, it is bounded by a four-storey red sandstone tenement with raised backcourt and by De Courcy's shopping arcade on Cresswell Lane. To the south, it is bounded by a four-storey red sandstone tenement and its backcourt. Over the road to the north is the extension of the A listed Western Baths Club; and to the east, on Cranworth Street, are more four-storey, red sandstone residential tenements.

The church predates the neighbouring tenements, dating from 1883 and was designed by Thomas Lennox Watson in the Greek revival style. It has an attached single-storey hall (the Tryst) which fronts Cresswell Street, and fronting Cranworth Street is an attached three-storey caretaker's house.

The main church frontage, to Cresswell Street, has an ionic pedimented portico with recessed windows. Below the portico is the main entrance, which has three architraved and corniced doorways with original panelled doors, painted traditional sky-blue. The adjoining Tryst (church hall) has a pedimented tripartite bay and an architraved entrance with panelled door.

To Cranworth Street the church façade has an arrangement of five large recessed windows with pilaster architraves. The main church façade is taller than the pedimented frontage to the caretaker's house.

The building has blonde, polished ashlar sandstone frontages and returns, with rubble rear and side elevations. The rear walls of the church hall and caretaker's house are red brick. Following emergency works in 2022, the main church building has no roof, but the caretaker's house and Tryst building are roofed in slate.

The main church hall has not been in use since 2004, with the remainder of the property being vacant since 2017. Throughout this time, the condition of the property has continued to deteriorate. The property has been on the Buildings at Risk Register since January 2023 and has been surrounded by protective hoardings since this date. Following the removal of the roof, no internal structure remains.

The property is B-Listed and the listing description is as follows:

T L Watson, 1883. Greek revival. 2-storey church with attached single storey hall and lower 3-storey caretaker's house. Polished ashlar, snecked rubble rear and return elevations. Casement windows with glazing bars.

CHURCH: 5 x 7 unequal bays. Main elevation arranged 1-3-1, central part breaking forward with 3 tall architraved, corniced entrances with panelled doors. Attached Ionic pedimented portico in antis above with recessed glazing. Graduated plinth. Ground floor cornice. Narrow, architraved corniced windows in ground and 1st floors.

ELEVATION TO CRANWORTH STREET: bays arranged 1-5-1; corniced, architraved entrance at No 30 with 2 narrow windows above. Coupled 1st floor pilastrade in central bays, corniced recessed windows with pilaster architraves. 1st floor cill course continued from main elevation. Plain eaves entablature with cornice. Parapet.

HALL: in addition to W. Architraved, corniced entrance, pilastered and pedimented tripartite bay.

CARETAKER'S HOUSE: single bay breaking forward, pedimented. Sash and case windows, with pilaster mullions and architraves at ground floor. Die walls to entrance with cast-iron lamp standards.

CHURCH INTERIOR: columned gallery with panelled front. Pilastered upper walls, apsidal (liturgical) E end with pedimented aedicule framing organ case. Compartmented, coffered ceiling. Anta pilastered hall with compartmented ceiling and circular roof lights.

SITE HISTORY

2000 – A Historic Scotland survey of the church raised concerns regarding its structural condition, particularly that of the main roof structure as the weight was pushing the walls outwards. Subsequent structural surveys found the main roof to be under-designed.

2001 – It became clear that continuing use of the building was not sustainable due to the costs of required structural and fabric repairs. Additionally, the church was no longer appropriate to the needs of a smaller congregation.

2004 – The Sanctuary (main church building) had to be closed due to falling plasterwork. The possibility of repairing and restoring the building as existing was considered, but even with grant assistance and Heritage Lottery Fund aid, the scale of the work was beyond the congregation's means.

2005 - 2008 – The Church was in conversation with a number of development partners. In 2008 they were ready to conclude missives with one, but the recession ended that project and they could not immediately find a replacement partner.

2009 - 2017 – A façade retention scheme was granted under delegated powers (planning permission 09/02271/DC and listed building consent 09/02272/DC). This proposal was for the conversion of the church to form 21 flats and church, with internal and external alterations. Both consents were renewed in 2014 (14/00637/DC and 14/00638/DC) and again in 2017 (17/00477/DC and 17/00478/DC).

2017 - 2020 – Following the 2017 renewal, the Church sought a new development partner. However, two prospective partnerships failed to progress due to the financial viability of the project. It became apparent that the approved scheme did not contain sufficient floorspace to deliver the key objective of retaining the church and community facilities on the site. In the interim, the building's condition deteriorated and the congregation had to vacate the church hall.

In 2017 a third process to recruit a development partner was undertaken with the new partner (Weymss Properties, the current applicant) selected. This led to a further façade retention scheme being proposed (19/01408/FUL and 19/01405/LBA) and this was granted by Committee in 2020.

2021 - 2022 – Due to the Coronavirus pandemic, the works were stalled. In December 2021, the then agent notified the Council that the emergency removal of the church roof was necessary as a matter of public safety as the unstable roof was pushing out the building's facades. These works commenced on 6th January 2022 and no retrospective listed building application was ever submitted.

In January 2022, the agent advised that during the latter half of 2021 the Church concluded that their future plans would not involve the former church building. As a result, the Church had concluded a contract with Wemyss Properties that would see Wemyss take ownership of the site once the emergency works were completed. The Church's involvement in the site would end at that point. As a result of that situation, Wemyss were exploring how they might proceed with a relatively minor amendment to the design that did not involve building a new Church space.

In September 2022, Wemyss' agent advised that further surveys of the remaining church structure had given more cause for concern about the condition of the building. This information, together with the volatility of construction costs in the aftermath of the pandemic, has led Wemyss to need to rigorously test their original assumptions about the likely cost and viability of the consented project. Therefore, full demolition of the listed church appeared their only viable option.

PRE-APPLICATION PROCESS

2022 - 2024 – A formal pre-application was submitted (22/02898/PRE) relating to the full demolition of the church and the erection of a new build flatted development. The discussions and feedback primarily focussed on the principle of demolition.

This proposal is defined as a Local Development by the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 and therefore there is no statutory requirement for the applicant to undertake pre-application consultation with members of the public. However, the applicant chose to undertake two public consultation events, both held at Hillhead Library, in June and September of 2023. In addition to these events, a website detailing the proposed development and exhibition material was made available from March 2024. The applicant also presented the proposal to the Glasgow Urban Design Panel in February 2024.

August 2024 – 24/01934/FUL and 24/01935/LBA submitted and validated.

Following feedback from the Planning Authority regarding the case for demolition and the design, further information and substantial amendments were made to the proposal. These revisions were significant enough to require the applications re-advertised, which took place in April 2025.

PROPOSAL

The applicant seeks consent for the complete demolition of the listed church buildings, and the erection of a new build flatted development of 32 units, with associated landscaping and infrastructure.

The application under consideration is for demolition of the Listed Building only. The redevelopment proposal, 24/01934/FUL, requires to be assessed under due planning process.

It is understood that under the live redevelopment proposal, the applicant is seeking to investigate salvage/re-use of the existing stonework and columns that are in good condition. An appropriate condition has been suggested regarding potential salvage and re-use of these.

POLICIES

The Development Plan comprises National Planning Framework 4 and the Glasgow City Development Plan.

National Planning Framework 4 (NPF4) was adopted on 13 February 2023. NPF4 is the national spatial strategy for Scotland. It sets out spatial principles, regional priorities, national developments and national planning policy for Scotland. The following policies from NPF4 are considered to be relevant to the application assessment:

Policy 7: Historic assets and places

The Glasgow City Development Plan (CDP) was adopted on 29 March 2017. The City Development Plan consists of high-level policies with statutory Supplementary Guidance. The following policies were considered when assessing the application:

CDP9 & SG9: Historic Environment

Other Material Considerations

Historic Environment Policy for Scotland 2019

Historic Environment Scotland (2020); Managing Change in the Historic Environment: Demolition of Listed Buildings

The relevant parts of the policies and guidance outlined above are detailed in the assessment below.

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 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 objections) have been satisfactorily addressed.

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:

NPF4 Policy 7 and CDP9/SG9 – Demolition

NPF4 and CDP policies have a strong presumption against the demolition of listed buildings. Both NPF4 Policy 7 and CDP/SG9 policies state that proposals for demolition will not be supported unless it has been demonstrated that there are exceptional circumstances and that all reasonable efforts have been made to retain, reuse and/or adapt the listed buildings. NPF4 Policy 7(b) (and reiterated in SG9) includes the following:

Development proposals for the demolition of listed buildings will not be supported unless it has been demonstrated that there are exceptional circumstances and that all reasonable efforts have been made to retain, reuse and/or adapt the listed building. Considerations include whether the:

- i. The building is no longer of special interest;
- ii. The building is incapable of physical repair and re-use as verified through a detailed structural condition survey report;
- iii. The repair of the building is not economically viable and there has been adequate marketing for existing and/or new uses at a price reflecting its location and condition for a reasonable period to attract interest from potential restoring purchasers; or
- iv. The demolition of the building is essential to delivering significant benefits to economic growth of the wider community.

Comment: The case for demolition needs only to be made on the basis of one of the criteria listed above. In this case, the applicant is proposing demolition on the basis of **criteria iii** – the repair of the building is not economically viable. This criterion also includes a requirement for the property to be adequately marketed. In this case, it was agreed with both the Council and Historic Environment Scotland that due to the extensive previous marketing of the property and numerous failed attempts at development (as detailed above), that this criterion had been suitably satisfied, and that no further marketing was required. Furthermore, the current applicant was the only serious interested party to the previous marketing exercise, and despite the well-publicised proposal for demolition, no other party has come forward with any alternative proposal for the site or a proposal to purchase the site. It is noted that this has happened previously on other sites where demolition was proposed, including the nearby Botanic Gardens Garage on Vinicombe Street.

In order to demonstrate that incorporation of all or part of the building within a redevelopment scheme are unviable, the applicant submitted a Development Options and Appraisal, prepared by Retie in July 2024. For commercial reasons this report is sensitive, and the details are not in the public domain. However, the document was scrutinised by Council officials with development expertise and by Historic Environment Scotland.

This considered six options to develop the site on a façade retention basis, using an industry standard approach that identified the expected profit (known as the Profit on Cost %) to be a minimum of 20%. This is corroborated by the guidance of the Royal Institute of Chartered Surveyors who identify a level of 15-20% as a suitable return.

For all development options the report concluded that no option that include all or parts of the listed building reached the required profit threshold considered to be the minimum necessary for a commercial developer to consider a development viable. Only one option (residential development with a partial façade retention) delivered a positive profit figure of 4.73%, which is at a level significantly below that considered acceptable, especially for a complex and high-risk development.

Following the original submission, and in response to queries raised by both the Planning Authority and Historic Environment Scotland, the applicant submitted a number of additional documents and reports regarding the condition of the building, the estimated repair costs for the building, and details of the economic viability of different development options, including both a possible full façade retention and a portico-only retention.

The submitted stone condition reports demonstrate that the building is physically capable of repair, and further details as to the estimated indicative repair costs were included. Two options were proposed, a limited scope of works to make good the masonry, and a more comprehensive repair package. The limited scope of works had an estimated cost of c.£1.7 million, excluding VAT. Additional sums have been added as per normal practice for contingencies, preliminaries and professional fees, which substantially add to the costs. Due to the dangerous condition of the building, these are indicative figures until such time as a full scope of works could be agreed and disruptive investigations carried out, and therefore it is expected that these costs would increase. It is noted that neither of the repair options included re-roofing works, which would again add to the expected costs. Therefore, although the stone condition reports show that the building is physically capable of repair, the costs of these repairs in combination with the development of the property would be unlikely to result in an economically viable development project.

Following a review of these additional documents, a meeting was held in July 2025 between the Planning Authority, Historic Environment Scotland, and the applicant, and it was agreed that the evidence demonstrated that no full façade retention option was viable. However, further analysis and exploration of the viability of a partial façade retention (portico-only) scheme was required.

These details, a viability appraisal of a portico-only retention scheme and full demolition and rebuild, were prepared by Rettie and submitted in September 2025. Following a detailed analysis, these reports found that a partial façade retention of the portico element only, would be, marginally, viable, although at a rate of return lower than would generally be expected for a development of this type and at a level that would not be palatable to most commercial developers. The applicant was requested to undertake a further design review to establish how such a portico-only scheme may work in practice, and this was submitted for assessment. If this was to be considered as a possible scheme, this sketched design would be subject to further design refinements and layout amendments, however, this demonstrated that the retention of the portico would result in a compromised design, both architecturally and in terms of residential amenity. In order to achieve the same number of units as the proposed development, it would be necessary for floor levels to bisect the existing window and door levels, and result in the removal of existing steps to create a ground floor entrance door. These alterations would result in the loss of the special character and architectural importance of the existing portico entrance, to the detriment of the remaining listed fabric.

Therefore, considering the marginal viability of retaining only the portico element combined with the relatively small part of the historic building that would be retained as part of a retention scheme, it is, on balance, concluded that the proposed demolition of the building has been suitably justified on the grounds that the retention, repair and re-use of this building is not economically viable.

The loss of any listed building will regrettably have a detrimental impact on the Glasgow West Conservation Area and surrounding listed buildings. Although demolition is generally not supported, in this case, due to the failed history of development on the site combined with the prohibitive cost of repair and retention, and the limited fabric that would be retained, it is considered that this is an exceptional circumstance in which it has been demonstrated that the repair is not economically viable and demolition therefore justified as the only option.

B) MATERIAL CONSIDERATIONS

Historic Environment Policy for Scotland (2019)

The Historic Environment Policy for Scotland 2019 (HEPS) forms part of the national planning policy suite of documents, providing specific policy guidance on matters concerning the historic environment and was produced to take account of the changes resulting from the Historic Environment Scotland Act 2014, which created Historic Environment Scotland (HES).

HEPS is a policy statement directing decision-making that affects the historic environment. It is non-statutory, which means that it is not required to be followed as a matter of law or statute but is a material consideration for planning proposals that might affect the historic environment. It consists of six policies and is relevant to a wide range of decision-making at national and local levels. This is supported by more specific guidance on individual topics, known as the Managing Change in the Historic Environment Guidance.

This series of guidance notes support the national level policy for planning and the historic environment. Each Managing Change guidance note looks at a different theme. Of relevance to the application proposal is the 'Managing Change in the Historic Environment: Demolition of Listed Buildings' 2020 document which explains what information is needed in order to satisfy the case for demolition. This states that if one of the following situations applies, then the loss of the listed building is likely to be acceptable, as long as this is clearly demonstrated and justified:

- a) *The building is not of special interest* – this includes where there has been a significant loss of fabric or features of interest;
- b) *The building is incapable of repair* – instances where meaningful repair might not be possible include where the building has inherent design failures, or where a timber structure has decayed so much that no original material can be saved. It would not be possible to meaningfully repair a building where there is structural damage that cannot be repaired without complete reconstruction – such as serious corrosion of reinforced concrete frames, or extensive damage to the building;
- c) *The demolition of the building is essential to delivering significant benefits to economic growth or the wider community* – some projects may be of such economic or public significance that their benefits may be seen to outweigh the strong presumption in favour of retaining a listed building. Often these projects form part of wider strategies at national or regional level;
- d) *The repair of the building is not economically viable* – this means that the cost of retaining the listed building would be higher than its end value.

REPRESENTATIONS

The letters of representation are material considerations and should be taken into account in making a decision on the application. The representations are summarised and addressed as follows:

The grounds of **objection** are summarised as follows:

- The developer's justification for full demolition of the listed building does not credibly meet any of the four tests required in policy 7(b) of the National Planning Framework 4.

Comment: As discussed above, officers are satisfied that the applicant has suitably met the test criterion for demolition as detailed in NPF4 and CDP.

- The building's distinctive architectural features and historical context contribute to the character and heritage of the local area. The proposal to demolish the church undermines the preservation of our local history.

Comment: The historic context of the building, as well as the contribution the existing building makes to the character of the Glasgow West Conservation Area are recognised and have been considered. However, the existing building is in a poor state of repair and is not positively contributing to the character of the area. Additionally, as detailed above, there has been an extensive history of failed development on this site, and the applicant has demonstrated that demolition has been justified in line with policy requirements.

The ground of **support** are summarised as follows:

- The building is in a very poor condition, with little positive future. Analysis undertaken shows that to retain the façade as desired by so many is simply not financially viable. The current applicant is the only one who has demonstrated any interest.

Comment: The maintenance of a building is the responsibility of the property owner(s). As detailed above, the applicant has suitably demonstrated that a façade retention development is not financially viable.

Historic Environment Scotland:

May 2025 – Objection. It had not been demonstrated that the full demolition of this Category B-listed building has been justified against the considerations set out in national policy and guidance for the demolition of listed buildings.

July 2025 – A meeting was held with Historic Environment Scotland, Glasgow City Council, and the applicants to discuss the reasons for the objection and it was agreed that the applicant would submit an amended financial appraisal.

December 2025 – Objection withdrawn. The information provided shows the very marginal viability of retaining the portico and the extent of masonry repair required. Weighing these considerations with the fact that only a small part of the building would be retained and incorporated into a new building, we have concluded that the heritage benefit of pursuing this option would not be proportionate. On balance we therefore accept that demolition of this building is justified on the grounds that retention is not economically viable.

CONCLUSION

The loss of the listed building will regrettably have a detrimental impact on the Glasgow West Conservation Area and surrounding listed buildings. The site has a history of failed development projects to retain the building, and in combination with the supporting documents detailing the prohibitive cost of repair and retention, and the minimal fabric that would be retained, planning officers have been convinced by the case made by the applicant that the full or partial retention and repair of the building is not viable.

Historic Environment Scotland have also accepted the case put forward by the applicant. Having weighed the demonstrated marginal viability of retaining the portico and the associated costs of repairs with the retention of only a small part of the building, they found the heritage benefit of the retention to be limited, and do not object to the demolition of the building.

The demolition of the building has been considered against the relevant policies of the Development Plan and other national policy guidance, and it has been found to comply. Other material considerations, including letters of objection, have been considered and addressed, and these are not considered to outweigh the justification for demolition of the listed building.

It is, therefore, recommended that Listed Building Consent is granted subject to the following suggested conditions.

CONDITIONS AND REASONS

01. No demolition of the building(s) shall take place until a contract or other agreed form of written evidence, demonstrating that construction of the new building will commence as soon as reasonably practicable following demolition, has been exhibited to and approved in writing by the Planning Authority.

Reason: To safeguard the character of the surrounding conservation area.

02. Prior to commencement of demolition works on site, details shall be submitted for the written approval of the Planning Authority setting out the method of ensuring the structural integrity of adjacent building(s) throughout the phases of demolition. Such safeguarding details are to include structural engineering drawings and a method statement. The work shall thereafter be carried out fully in accordance with the method statement approved.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

Reason: In the interest of traffic safety and to safeguard the amenity of the surrounding area.

03. Prior to the commencement of demolition works on site, a method statement detailing the anticipated programming and agreed methodology for demolition of the existing building and including information relating to:

- (a) measures for the control of noise, dust and vibration;
 - (b) areas for the delivery and storage of equipment and materials;
 - (c) management of site traffic;
 - (d) method statement and sequence programme for demolition works; and
 - (e) proposals for contractors storage, in a manner that minimises disruption to the local community and associated road network and maintains the safe movement of pedestrians and traffic,
- shall be submitted to and approved in writing by the Planning Authority. Thereafter, the programming, methodology and site management shall be implemented and maintained in the approved manner throughout the demolition works.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

Reason: To minimise disturbance during demolition and construction and in the interests of vehicular and road safety.

04. Prior to the commencement of demolition works on site, the applicant shall submit a written report to the Planning Authority detailing items and materials to be salvaged from the demolished building(s). All reasonable steps to salvage materials from the demolished building(s) for reuse, repurposing and recycling shall be taken. The salvaged materials shall be secured until the redevelopment of the site commences or a further use for the materials is found. Details of the storage of the salvaged materials and the future use of the salvaged materials shall be submitted for the written approval of the Planning Authority. Thereafter, the measures shall be implemented in accordance with the approved report, and a further written report detailing the outcome of the exercise shall be submitted to the Planning Authority within one month of the demolition of the building(s) being completed for record keeping purposes.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

Reason: To ensure the retention of features of special architectural or historic interest.

05. Prior to the commencement of demolition works on site, a final demolition sequence plan shall be submitted for the written approval of the Planning Authority and thereafter implemented on site in the agreed manner during the demolition of the building.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

Reason: To minimise disturbance during demolition and in the interest of traffic and pedestrian safety.

06. Prior to the commencement of demolition works on site, a final traffic management plan shall be submitted for the written approval of the Planning Authority and thereafter implemented on site in the agreed manner during the demolition of the building.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

Reason: In the interest of traffic and pedestrian safety and to safeguard the amenity of the surrounding area.

07. Prior to the commencement of demolition works on site, a final operational risk plan shall be submitted for the written approval of the Planning Authority and thereafter implemented on site in the agreed manner during the demolition of the building.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

Reason: In the interest of traffic and pedestrian safety and to safeguard the amenity of the surrounding area.

08. Details of temporary barricades proposed during the works shall be submitted for the written approval of the Planning Authority prior to erection. Thereafter, the barricades shall be implemented in the approved manner. The barricades shall be painted and/or maintained in good condition and kept free of advertisements.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

Reason: To safeguard the character of the surrounding Conservation Area.

Drawings

The development shall be implemented in accordance with the approved drawing(s)

1. 18012(OS)002 A LOCATION PLAN ; Received 05 August 2024

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

ADVISORY NOTES TO APPLICANT

1. In cases where a Listed Building Consent/Conservation Area consent authorises a measure of demolition the applicant(s) must give notice of intention to carry out the works to Threatened Building Survey, Historic Environment Scotland, John Sinclair House, 16 Bernard Terrace, Edinburgh EH8 9NX, and thereafter allow HES a period of up to three months for recording purposes, during which period demolition may not be undertaken unless the HES has indicated in writing that its record has been completed. The relevant Historic Environment Scotland Team can be contacted at tbs@hes.scot, or 0131 662 1456.

2. Construction and/or demolition work associated with this development should conform to the recommendations/standards laid down in BS5228 Part 1: 1997 "Noise and Vibration Control on Construction and Open Sites". Best Practicable Means as defined in Section 72 of the Control of Pollution Act 1974 should be employed at all times to ensure noise levels are kept to a minimum.

3. In order to protect local residents' amenity, noise associated with construction and demolition works in residential areas should not occur before 0800 or after 1900 Monday to Friday, and not before 0800 or after 1300 on Saturdays. Noise from construction or demolition works should be inaudible at the site's perimeter on Sundays and public holidays. The planning authority should be notified of necessary works likely to create noise outwith these hours.

for Executive Director of Neighbourhoods, Regeneration and
Sustainability

DC/CHU/27/01/2026

BACKGROUND PAPERS

PLEASE NOTE THE FOLLOWING:

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