Report of Handling for Application 26/00758/FUL

Item 3

24th November 2026

ADDRESS:	Flat 2/1 Carrick Quay 100 Clyde Street Glasgow G1 4LH
PROPOSAL:	Installation of a solar panel to balcony.

DATE OF ADVERT:	8 May 2026
NO OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED	A total of 7 representations have been received, comprising 4 objections, 1 neutral comment and 2 letters of support. **Objections** The main issues raised in objection are: • The installation is visually intrusive and detracts from the appearance of the building and wider waterfront, which is within a Conservation Area. • The panel is located on a prominent elevation and is clearly visible from the public realm. • Concerns that the installation has been carried out prior to obtaining planning permission. • Potential impacts on the building, including drainage/run-off affecting lower balconies and possible deterioration of materials. • Concerns regarding building insurance, health and safety, and liability should the installation fail. • Potential for increased communal insurance costs and lack of consultation with other owners/residents. **Neutral Comment** • Support for the principle of small-scale renewable energy generation. • Queries regarding potential drainage impacts, including water run-off onto lower balconies and associated maintenance issues. **Support** The supporting representations note: • The proposal is modest in scale and contained within the balcony. • The installation is reversible and does not permanently alter the building fabric. • It would not materially harm the character or appearance of the building or Conservation Area. • Support for small-scale renewable energy generation in urban environments. **Comment:** These matters are addressed, where relevant, in the assessment section below. Issues relating to building insurance, liability, private ownership arrangements and consultation with other residents are not material planning considerations and have not been afforded weight in the determination of the application. Concerns regarding visual impact and the effect on the character and appearance of the Conservation Area are, however, considered material and are assessed in detail later in this report.
PARTIES CONSULTED AND RESPONSES	NONE

PRE-APPLICATION COMMENTS	NOT APPLICABLE – the applicant did not seek pre-application advice.

EIA - MAIN ISSUES	NONE
CONSERVATION (NATURAL HABITATS ETC) REGS 1994 – MAIN ISSUES	NOT APPLICABLE
DESIGN OR DESIGN/ACCESS STATEMENT – MAIN ISSUES	NOT APPLICABLE
IMPACT/POTENTIAL IMPACT STATEMENTS – MAIN ISSUES	NOT APPLICABLE
S75 AGREEMENT SUMMARY	NOT APPLICABLE
DETAILS OF DIRECTION UNDER REGS 30/31/32	NOT APPLICABLE
NPF4 POLICIES	Policy 1: Tackling the Climate Crisis Policy 2: Climate Mitigation and Adaptation Policy 7: Historic assets and Places Policy 11: Energy Policy 14: Design, Quality and Place Policy 16 - Quality Homes
CITY DEVELOPMENT PLAN POLICIES	CDP1: The Placemaking Principle CDP5: Resource Management CDP9: Historic Environment SG1: The Placemaking Principle SG5: Resource Management SG9: Historic Environment
OTHER MATERIAL CONSIDERATIONS	The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Central Conservation Area
REASON FOR DECISION	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.

Comments	

Planning History	Available online.
Site Visits (Dates)	Case officer familiar with the site.
Siting	This building is on the north side of Clyde Street, just west of Stockwell Street in Glasgow City Centre. Ward 10 – Anderston/City/Yorkhill
Design and Materials	The proposal relates to the installation of a single photovoltaic solar panel fixed to the front of an existing balcony at second-floor level. The panel measures approximately 1762mm by 1134mm and is of black, double-glass construction with a slim profile. It would be mounted on a bracket system and installed at a modest pitch, positioned below the top balcony handrail. The installation would be supported via a fixed mounting system attached to the balcony railing and is designed to be reversible. The panel would be visible from the public realm due to its location on the principal elevation fronting the River Clyde. While the panel is limited to a single unit, it would nonetheless read as a prominent modern addition to the building's principal façade, introducing a visually distinct element to an otherwise primarily uniform elevation.
Daylight	N/A
Aspect	N/A
Privacy	N/A
Adjacent Levels	N/A
Landscaping (Including Garden Ground)	N/A
Access and Parking	N/A
Site Constraints	The application site is located within the Central Conservation Area.
Other Comments	**<u>Assessment</u>** Sections 25 and 37 of the Town and Country Planning (Scotland) Act requires that when an application is made, it shall be determined in accordance with the Development Plan unless material considerations dictate otherwise. In addition, under the terms of Section 64 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 the Council is required to pay special regard to any buildings or other land in a Conservation Area, including the desirability of preserving or enhancing the character or appearance of that area. The issues to be taken into account in the determination of this application are therefore considered to be: a) whether the proposal accords with the statutory Development Plan; b) whether any other material considerations (including objections) have been satisfactorily addressed. In respect of (a), the Development Plan comprises of NPF4 adopted 13th February 2023 and the Glasgow City Development Plan adopted on the 29th March 2017.

National Planning Framework 4 (NPF4)

Policy 1: Tackling the Climate Crisis
Seeks to encourage, promote and facilitate development that addresses the global climate emergency and nature crisis. When considering all development proposals significant weight will be given to the global climate and nature crises.

Comment:
The proposal would contribute to small-scale renewable energy generation and would have some positive environmental benefits in terms of reducing reliance on grid electricity. However, Policy 1 does not override other policy considerations, and climate benefits must be balanced against impacts on the built environment.

Policy 2: Climate Mitigation and Adaptation
Developments must incorporate measures that mitigate and adapt to the impacts of climate change, including enhancing energy efficiency, reducing heat loss, and supporting sustainable resource use.

c) Development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported.

Comment:
The proposal represents a form of microgeneration and aligns with the principle of supporting retrofit measures. However, support for such development is conditional and subject to compliance with wider design and heritage policies.

Policy 7: Historic Assets and Places
To protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.

d) 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:
i. architectural and historic character of the area;
ii. existing density, built form and layout; and
iii. context and siting, quality of design and suitable materials.

Comment:
The proposal introduces a modern external fitting on a prominent, publicly visible elevation within the Central Conservation Area. While limited in scale and reversible, the panel would appear as a visually intrusive addition which disrupts the uniformity and architectural composition of the building's façade.

The position of the panel on the principal elevation, where it is clearly visible from the public realm, fails to preserve the character and appearance of the Conservation Area. The proposal does not reflect the established architectural rhythm or material quality of the building and introduces visual clutter to a sensitive and highly visible waterfront location.

Accordingly, the proposal is not considered to preserve the character or appearance of the Conservation Area and is contrary to Policy 7.

Policy 11: Energy
Seeks to encourage, promote and facilitate all forms of renewable energy development onshore and offshore. This includes energy generation, storage, new and replacement transmission and distribution infrastructure and emerging low-carbon and zero emissions technologies including hydrogen and carbon capture utilisation and storage (CCUS).

This policy outlines that:

a) Development proposals for all forms of renewable, low-carbon and zero emissions technologies will be supported. These include:

…iv. small scale renewable energy generation technology;
v. solar arrays;…

e) In addition, project design and mitigation will demonstrate how the following impacts are addressed:
i. impacts on communities and individual dwellings, including, residential amenity, visual impact, noise and shadow flicker;…
vii. impacts on historic environment;…

Later, it is stated:

In considering these impacts, significant weight will be placed on the contribution of the proposal to renewable energy generation targets and on greenhouse gas emissions reduction targets.

Comment:
Policy 11 supports renewable energy development, including small-scale installations. However, this support is not unconditional and requires that impacts, including those on the historic environment and visual amenity, are satisfactorily addressed.

In this case, while the proposal would contribute to renewable energy generation, the scale of that benefit is limited and does not outweigh the adverse impact on the character and appearance of the Conservation Area arising from the siting of the panel on a prominent elevation.

The proposal therefore conflicts with the broader requirements of Policy 11.

Policy 14: Design, Quality and Place
Development proposals should be designed to improve the quality of places, contribute to local character and distinctiveness, and be resource efficient. Proposals should demonstrate high-quality design that is compatible with the surrounding townscape and promotes a clear sense of identity.

c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

Comment:
The proposal fails to achieve a high standard of design appropriate to its context. The introduction of a solar panel on the principal elevation disrupts the visual coherence and architectural consistency of the building.

The panel reads as an incongruous and visually prominent addition that detracts from the quality of the place and the wider streetscape. As such, the proposal is considered contrary to Policy 14.

Policy 16: Quality Homes
States that householder development proposals will be supported where they do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials.

h) Householder development proposals that provide adaptations in response to risks from a changing climate, or relating to people with health conditions that lead to particular accommodation needs will be supported.

Comment:
While the proposal would provide a degree of environmental benefit to the individual dwelling, it introduces a visually intrusive external element that negatively affects the appearance of the building and surrounding area.

The siting and visibility of the panel on the principal elevation adds visual clutter and detracts from the environmental quality of the conservation area. The proposal therefore fails to comply with Policy 16.

City Development Plan

CDP 1: The Place Making Principle

This policy aims to improve the quality of development taking place in Glasgow by promoting a design-led approach. This will contribute towards protecting and improving the quality of the environment, improving health and reducing health inequality, making the planning process as inclusive as possible and ensuring that new development attains the highest sustainability levels.

CDP 1 states that new development should aspire towards the highest standards of design while providing high quality amenity to existing and new residents in the city. New development should respect the environment by responding to its qualities and character, while protecting the City's heritage.

Comment:
The proposal does not represent a design-led response appropriate to its context. The installation of a solar panel on a prominent frontage detracts from the established character and visual quality of the building and surrounding area.

The development fails to respect the architectural composition of the elevation and does not protect or enhance the character of the Conservation Area, while also impacting the visual amenity of the public, both contrary to CDP1.

SG1: The Place Making Principle

This supplementary guidance comprises two parts. Part 1 provides the context and approach of Placemaking established in Policy CDP1 and Part 2 contains detailed design guidance.

Part 1 outlines the six qualities of place, including character and identity, which although more strategic, outlines development proposals should protect and enhance the established character and identity of the city. In terms of adaptability and sustainability, it outlines development proposals should demonstrate the highest standards of sustainable design and construction.

Comment:
The proposal fails to protect and enhance local character and identity. The introduction of a visually prominent modern element on the principal elevation undermines the architectural coherence of the building and does not reflect the principles of high-quality, context-sensitive design set out in SG1.

Policy 5: Resource Management

CDP 5 outlines the Council will support proposals that contribute to reducing greenhouse gas emissions and overall energy use and which facilitate the delivery of renewable energy and heat. This includes support for a wide range of technologies that generate energy and/or heat from renewable sources, and distribute it efficiently.

It states that such proposals should not result in unacceptable impacts on landscape character, transport infrastructure, the amenity of surrounding uses or the water, natural or built environments, and should be acceptable when considered against the other policies of the Plan and associated Supplementary Guidance.

SG5: Resource Management sets out the following with regard to Micro Renewables:

2.16 Micro renewables are generally accepted to be the production of heat less than 45 kilowatt and/or the production of electricity (less than 50 kilowatt) from low or zero carbon source technologies. Micro renewables include a variety of low or zero carbon source technologies which can be retro-fitted into existing buildings and incorporated into new developments (see Section 4 in relation to new development). The use of micro renewable technologies will contribute to the reduction of carbon emissions and diversify energy mix. The Council will support proposals for those micro renewables that are not subject to permitted development rights (see below) in appropriate

locations. Potential impacts on: (particularly residential) amenity (including noise, reflected light, visual appearance); air quality; the natural environment; and the character and appearance of the historic environment (see SG 9) will be amongst the principal considerations….

Comment:
The proposal represents a form of micro renewable technology and would contribute to reducing carbon emissions at a domestic scale. However, SG5 requires that such proposals do not result in unacceptable impacts on visual amenity or the historic environment.

In this case, the siting of the panel on a prominent elevation within the Conservation Area results in an unacceptable visual impact. The limited environmental benefit of a single panel does not outweigh this harm. The proposal therefore does not comply with CDP5 and SG5 when read as a whole.

Policy CDP 9: Historic Environment

CDP 9 aims to ensure the appropriate protection, enhancement and management of Glasgow's heritage assets. The Council will assess the impact of proposed developments and support high quality design that respects and complements the character and appearance of the historic environment and the special architectural or historic interest of its listed buildings. The Council is unlikely to support development that would have a negative impact on the historic environment.

SG 9 states that all works must be carried out in a way which safeguards the quality of conservation areas. In terms of specific guidance for external fittings, the following is started:

2.84 All proposals for an external fitting to a building will firstly have to meet the standards set out in SG 1: The Placemaking Principle.

2.85 As a general rule, modern exterior apparatus including, gas and water pipes, gas and electricity meter boxes, balance flues, gas ventilation grilles, satellite dishes, solar panels, wind turbines, burglar alarms, security lights and cameras, air conditioning and ventilation plant, should not be located in such a manner or position that they would harm the character of a Listed Building or affect the visual amenity of the Conservation Area.

2.86 Proposals for external fittings should comply with the following:

a) fittings should be sited to minimise their visual impact and to minimise any harm they may have on the character, appearance and setting, of a Listed Building or Conservation Area;

b) fittings should not be seen from public view at street level;

c) fittings should not be affixed to the front elevation of a Listed Building or unlisted building in a Conservation Area; and

d) where fittings are acceptable, they should be painted out or be manufactured in a colour to match the background to which they are attached and be fixed into mortar joints, as far as possible, to prevent damage to masonry or brickwork.

Comment:
The proposal involves the installation of a solar panel on the principal elevation of a building within the Central Conservation Area where it would be visible from street level.

SG9 clearly sets out that external fittings, including solar panels, should be sited to minimise visual impact, should not be visible from the public realm, and should not be located on principal elevations. The proposal conflicts directly with these requirements.

While the panel is modest in scale and reversible, these factors do not overcome the fundamental issue of siting. The installation introduces a visually intrusive element that detracts from the character and appearance of the building and the wider Conservation

	Area, particularly in a prominent waterfront location. The proposal is therefore contrary to CDP9 and SG9 and is not considered to preserve the character or appearance of the Conservation Area. **Conclusion** In respect of (a), overall, the proposed solar panel would have an adverse visual impact on the building itself and on the Conservation Area within which it is set. As such, it is considered to be contrary to the Development Plan and associated guidance. In respect of b), there are no outstanding material considerations to be addressed prior to the determination of this application.
Recommendation	**Refuse**

Date:	**10.06.2026**	DM Officer	**Danielle Nevin**
Date	**14.07.2026**	DM Manager	**Susan Connelly**

Reasons for Refusal

01. The proposal is not considered to be in accordance with the Development Plan and there are no material considerations, including the environmental benefits of small-scale renewable energy generation, that would justify a departure from it.

02. The proposal is contrary to Policy 7 (Historic Assets and Places), Policy 11 (Energy), Policy 14 (Design, Quality and Place), and Policy 16 (Quality Homes) of the National Planning Framework 4; and Policies CDP 1 (Placemaking), CDP 5 (Resource Management), and CDP 9 (Historic Environment), and associated Supplementary Guidance SG 1, SG 5 and SG 9 of the Glasgow City Development Plan (2017). While the proposal would contribute to small-scale renewable energy generation, this benefit is limited in scale and does not outweigh the adverse impact on visual amenity and the character and appearance of the Central Conservation Area.

03. The proposed installation of a solar panel on the principal elevation of the building introduces a visually intrusive and incongruous modern addition that is clearly visible from the public realm. The siting, scale and prominence of the panel disrupt the uniformity and architectural composition of the building, resulting in harm to the character and appearance of both the host building and the wider Central Conservation Area. The proposal therefore fails to preserve or enhance the character or appearance of the Conservation Area, contrary to national and local planning policy.

04. The proposal conflicts with the requirements of Supplementary Guidance SG9 (Historic Environment), which states that external fittings, including solar panels, should be discreetly sited, should not be visible from the public realm, and should not be located on principal elevations within Conservation Areas. The proposal fails to meet these criteria and therefore results in an unacceptable impact on the historic environment.

Drawings

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

1. A LOCATION PLAN Received 13 April 2026
2. PROPOSED SIDE ELEVATON Received 13 April 2026
3. SOLAR BALCONY 2 OF 3 Received 13 April 2026
4. SOLAR PANAL DRAWING Received 13 April 2026

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