



**Neighbourhoods, Regeneration
and Sustainability**

Glasgow City Council
Exchange House
231 George Street
Glasgow, G1 1RX
www.glasgow.gov.uk

Item 4

3rd March 2026

Executive Director
George Gillespie
BEng (Hons) CEng MICE

Lucid Architecture Limited
Andy Whyte
Unit 1
55 Ruthven Lane
Glasgow
G12 9BG

Our ref: DECISION
GCC Application Ref: **25/01701/FUL**

6 November 2025

Dear Sir/Madam

SITE: Flat 10 Balfour Court 4 Lethington Avenue Glasgow G41 3HB

PROPOSAL: Use of flatted dwelling (Sui Generis) as short term let (Sui Generis)

I am obliged to inform you that a decision to refuse your application, **25/01701/FUL** has now been taken.

A copy of the decision notice is attached with any appropriate notes which should be read together with the decision.

The decision notice is a legal document and should be retained for future reference.

Should you require any additional information regarding the decision, please contact the case officer **Laura Johnston** via email laura.johnston@glasgow.gov.uk, who will be happy to help you.

Yours faithfully

Head of Planning

Encls.



PLANNING DECISION NOTICE

Full Planning Permission REFUSAL

IN RESPECT OF APPLICATION 25/01701/FUL

Use of flatted dwelling (Sui Generis) as short term let (Sui Generis)

AT

Flat 10 Balfour Court 4 Lethington Avenue Glasgow G41 3HB

AS SHOWN ON THE FOLLOWING SUBMITTED PLAN(S)

Reason(s) for decision

01. 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.
02. The proposal is contrary to NPF 4 Policy 30, and Policies CDP 1: The Placemaking Principle and CDP 10: Meeting Housing Needs and the associated supplementary guidance of the Glasgow City Development Plan (adopted March 2017) insofar as the proposal would result in a change of use from a residential flat to short-stay accommodation within an existing flatted residential building, resulting in a mix of mainstream residential flats and short-stay accommodation within a single building. The use of the property as a short-term let will result in an unacceptable loss of amenity to neighbouring residents.
03. The proposal is contrary to NPF 4, policy 30, and to policies CDP 1: The Placemaking Principle and CDP 10: Meeting Housing Needs and the associated supplementary guidance of the Glasgow City Development Plan (adopted March 2017) insofar as the proposal would result in an unacceptable introduction of commercial use and intensification of the activity in an existing flatted residential building. It is not considered that there are demonstrable local economic benefits from the proposal which would outweigh the loss of mainstream residential accommodation.

Drawings

The development has been refused in relation to the following drawing(s)

1. 020 FLOOR PLAN AS PROPOSED Received 25 July 2025

THIS IS AN IMPORTANT LEGAL DOCUMENT AND SHOULD BE KEPT SECURE FOR FUTURE REFERENCE

2. 001 SITE INFO AS EXISTING Received 25 July 2025

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

A handwritten signature in black ink, appearing to read 'Staw', is positioned above the title 'Head of Planning'.

Dated: 6th November 2025

Head of Planning

THIS DECISION NOTICE SHOULD BE READ WITH THE ATTACHED ADVICE NOTES

IMPORTANT NOTES ABOUT THIS REFUSAL OF PLANNING PERMISSION

BY THIS NOTICE, YOUR PROPOSAL HAS BEEN REFUSED.

RIGHTS OF APPEAL

If you are not satisfied with this refusal of planning permission, you may request a review within **three months** of the date on this notice. Please note that the right of appeal is to the Planning Local Review Committee of the Council and **not** to Scottish Ministers.

Before pursuing a review, you should consider contacting your case officer to discuss whether there are changes which could be made to the proposed development to make it acceptable. The case officer's contact details are on the letter accompanying this Decision Notice. Your case officer can also advise on how a fresh application could be submitted. Please note that if you do submit a fresh application within 12 months, you would be unlikely to have to pay a further planning fee.

Before contacting the case officer, you would be well advised to view the report on the application. It is available for inspection [online](#). The report explains how the decision was reached and should help you decide whether to proceed with further discussion or a review. If your application was granted subject to conditions, it may be clear from the terms of the report that any conditions which you might be concerned about are necessary.

A notice of review must be served on the Planning Local Review Committee by downloading and completing the form available at <https://www.eplanning.scot/ePlanningClient/>. It should then be emailed, along with accompanying documents, to localreviewcommittee@glasgow.gov.uk.

In most cases a fee is applicable for a notice of review and details of the relevant fee can be found here: [Decision and Appeal – Glasgow City Council](#). The notice of review must include a statement setting out your reasons for requiring the Planning Local Review Committee to review this case. The statement and any other information that the applicant wishes to rely on for the Review must be submitted with the Notice of Review as this cannot be submitted at a later date. You must state by what procedure (written representations, hearing session(s) or inspection of application site) or combination of procedures you wish the review to be conducted. However, please note that the Planning Local Review Committee will decide on the review procedure to be followed.

You must also include with the notice of review a copy of this decision notice, the planning application form, the plans listed on the decision notice and any other documents forming part of the proposed development as determined. If you have a representative, you must give their name and address. Please state whether any notice or other correspondence should be sent to the representative instead of to you.