



Glasgow City Council
Planning Local Review Committee

Item 1

3rd March 2026

Report by Executive Director of Neighbourhoods,
Regeneration and Sustainability

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25/00084/LOCAL – 311 Calder Street Glasgow G42 7NQ
External alterations, with erection of two storey extension to rear.

Purpose of Report:

To provide the Committee with a summary of the relevant considerations in the above review.

Recommendations:

That Committee consider the content of this report in coming to their decision.

Ward No(s): 08 - Southside Central

Citywide: n/a

Local member(s) advised: Yes No

consulted: Yes No

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1 LOCATION, DEVELOPMENT PLAN DESIGNATIONS AND PROPOSAL

Location

- 1.1 The application site consists of a two-storey blonde sandstone former school building, erected circa 1874-1875 and sits to the north of Calder Street and to the east of Batson Street.
- 1.2 The site is category 'B' listed and this address has a base public transport accessibility. It is within the ward 08 – Southside Central.

Proposal

- 1.3 The development proposed is the erection of a two-storey rear extension which faces eastwards towards Batson Street. the extension would build up to the existing boundary wall and includes two new meeting rooms (both 90m²), additional toilets and a small reception area. A ramp and 2 doors are also included. The extension only directly adjoins the existing building through the ground floor meeting room.
- 1.4 The stated use is for a community centre to provide meeting rooms. The site currently has a nursery (Class 10), two community trusts, the offices of a religious organisation (Class 4) and a small mosque occupy the site (Class 10). No hours of operation are given.
- 1.5 The materials listed include powder coated aluminium windows, 'Marley Duo Modern' concrete roof tiles. The render is stucco reported to match the colour of the existing coursed ashlar sandstone.

2 DEVELOPMENT PLAN POLICIES

- 2.1 The relevant National Planning Framework 4 (NPF4) and City Development Plan (CDP) policies and Supplementary Guidance are:
 - **Policy 1:** Tackling the climate and nature crises
 - **Policy 2:** Climate mitigation and adaption
 - **Policy 7:** Historic assets and Places
 - **Policy 14:** Design, Quality and Place
- 2.2 The relevant City Development Plan policies and Supplementary Guidance are:
 - **CDP 1 & SG 1:** The Placemaking Principle
 - **CDP2:** Sustainable Spatial Strategy
 - **SG4:** Network of Centres
 - **CDP9 & SG9:** Historic Environment

3 REASONS FOR REFUSAL / RELEVANT CONDITION(S)

3.1 The reasons for refusal are set out below:

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 proposed development and the information submitted to assess the application have failed to explain the function and use of the proposed extension in relation to the existing building.
03. The proposed extension would cause the loss of daylight to the windows on the north-east elevation of the original building by completely obscuring them which is not in keeping with Policy CDP1 and SG1 Placemaking Principle Part 2 of the Glasgow City Development Plan.
04. The proposed extension would potentially overshadow the neighbouring private garden ground to the north of the site and acts as a hard boundary as it is not set back from the boundary wall, this is contrary to Policy CDP1 and SG1 Placemaking Principle Part 2 of the Glasgow City Development Plan.
05. The development has failed to be consistent with the six qualities of space (healthy, pleasant, connected, distinctive, sustainable and adaptable) from Policy 14 Design, quality and place from the National Planning Framework 4.
06. By virtue of its design and built form, the proposed extension sits at odds with the listed building and would be an incongruous addition which would harm and negatively impact the special character and interest of the listed building which is contrary to Policy 7 Historic Assets and Places from the National Planning Framework, Policy CDP9 and SG9 Historic Environment of the Glasgow City Development Plan.
07. The fenestration and roof profile of the proposed extension are foreign to the character of the listed building and do not relate to the listed building's architectural form which is contrary to Policy 7 Historic Assets and Places from the National Planning Framework, Policy CDP9 and SG9 Historic Environment of The Glasgow City Development Plan.
08. The extension front building line protrudes beyond the building line of the original building which is contrary to Policy CDP9 and SG9 Historic Environment of the Glasgow City Development Plan.
09. The proposed materials (concrete roof tiles, render and aluminium windows) are not appropriate materials for an extension to a listed building as they would negatively harm the special character and interest of the listed building which is contrary to Policy 7 Historic Assets and Places from the National Planning Framework, Policy CDP9 and SG9 Historic Environment of the Glasgow City Development Plan.

10. The proposed extension would obscure the north elevation of the listed building which would be detrimental to the special character and interest of the listed building and is contrary to Policy 7 Historic Assets and Places from the National Planning Framework, Policy CDP9 and SG9 Historic Environment of the Glasgow City Development Plan.

4 APPEAL STATEMENT

4.1 A summary of the material points raised in the appeal statement is given below:

01. The extension is designed to replicate the roof and window detailing whilst being, appropriately, smaller than the listed building which already has a flat roofed extension to the original structure
02. There is no change of use and the proposal is for a 180 Sq metre extension to a building with a footprint of 721 Sq Metres.
03. The original report of handling stated there is no explanation for the function and use of the proposed extension. The current building is a community centre and has been for 25 years, the proposal enhances uses and there is no plan to move away from this.
04. The proposal would not interfere with daylight to ancillary spaces such as toilets and reception areas as the north light is constant.
05. Regarding potential overshadowing to neighbouring garden ground, the existing hard boundary wall is effectively 1 storey in height. This wall screens the one window in the gable of 104 Batson Street. As the residential properties in Batson Street (to the North) lie perpendicular to the site they receive morning sun to the front gardens and evening sun in the rear gardens. This would not change The existing trees within the curtilage of the rear garden of 104 Batson Street are of a similar height to the proposed extension therefore overshadowing the gardens to the north.
06. The proposal serves to enhance a much used and much needed facility serving the local community.
07. The design is not an incongruous extension as the extension is proportionally similar whilst being subservient to the listed building itself. The roof pitched at the same angle as the listed building and uses contemporary stucco finishes with a slated roof that complement the listed building. These finishes would serve to complement the listed building.
08. Close to the site is the former Strathbungo Parish church, a B listed building, where the facade was retained and a residential building erected behind using contemporary materials

09. The proposed extension lies some 17 metres behind the front building line and therefore does not protrude beyond the building line which is the rear of the Calder Street pavement.
10. The materials proposed are appropriate for this extension. Marley Duo Modern interlocking concrete roof tiles give an appearance of a slated roof. This or any other roof finish could/can be dealt with by condition. Powder coated aluminium windows are better engineered than the existing windows in terms of sustainability.
11. The north elevation is the rear elevation of the property and the proposed extension would remain subservient to and within the massing of the rear elevation and not hiding it or damaging the special character of the listed building.

5 RELEVANT PLANNING HISTORY

5.1 Relevant planning applications for the property are detailed below:

- 95/01514/DC | Partial demolition of stone boundary wall and rebuilding of wall in facing brick, repairs to wall and demolition of outbuilding (within the curtilage of listed building) | Grant, subject to conditions
- 95/01513/DC | Partial demolition of stone boundary wall and rebuilding of wall in facing brick, repairs to wall and demolition of outbuilding (within the curtilage of listed building) | Grant, subject to conditions
- 99/02334/DC | Display of four banners | Grant, subject to conditions
- 99/02333/DC | Use of offices as community building, internal and external alterations, display of four banners | Grant, subject to conditions
- 99/02332/DC | Use of offices as community building, external alterations | Grant, subject to conditions
- 18/00428/LBA | Alterations and extension to existing education centre to form new meeting rooms and associated facilities | Refused
- 18/00128/FUL | Alterations and extension to education centre to form meeting rooms and associated facilities | Refused
- 25/01584/LBA | External alterations, with erection of two storey extension to rear. | Decided – Refuse
 - o Committee should note: This case is the associated Listed Building Application to the case (25/01354/FUL) under appeal (25/00085/LBAA) and has been dismissed by DPEA.

6 REPRESENTATIONS AND CONSULTATIONS

6.1 There was one representation received to the application, which can be summarised as follows:

- The extension, either to the back of the building or overlooking Batson Street, could cause overshadowing on residential areas.
- Impact on residential amenities through increased traffic, congestion and noise – which would impact air pollution.

7 COMMITTEE CONSIDERATIONS

7.1 Committee should consider if the following are in accordance with NPF4, the relevant City Development Plan policies and Supplementary Guidance, and if there are material considerations which outweigh the Development Plan considerations.

7.2 The following are the relevant policy considerations:

7.3 Climate change and mitigation

National Planning Framework 4: NPF4 Policy 1 Tackling the climate and nature crises and Policy 2: Climate Mitigation and Adaptation states that “when considering all development proposals significant weight will be given to the global climate and nature crises” and that “development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported.”

Committee should note that:

- No information on how climate issues could be mitigated against, such as the reuse of existing materials, are provided.
- The use could result in an intensification of use, but it is not clear given the lack of information for the uses of the meeting rooms.

Committee should consider whether:

- They are satisfied that the environmental impacts are sufficiently considered in this application?

7.4 Historic Built Environment

NPF4 Policy 7 – Historic Assets and Places

The intent of the policy is to protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.

- c) *Development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting. Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest.*

NPF4 Policy 14 Design, Quality and Place intends to encourage, promote and facilitate well designed development. These include six qualities of successful places, in particular:

Pleasant: Supporting attractive natural and built spaces.

Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.

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.

SG1 Placemaking Guidance (Part 2)

2.12 Extensions should relate to the design v

2.13 To ensure extensions are subordinate to the existing house and avoid a terracing effect, 1.5 and 2-storey side extensions should generally be set back a minimum of 1.5 metres from the building line; and

Committee should note: SG1 Part 2 defines “Building Line” as *The elevation fronting a road*, not including elements such as the front of any porches, canopies, garages or bay windows.

3.6 Proposals for alterations to shops and other commercial buildings should:

- a) respect the period, style and architectural character of the building;
- b) not detract from the historic character of a listed building or property within a conservation area, see also SG9 - Historic Environment;

SG9 Historic Environment:

All works to Listed Buildings must be carried out in a way which protects their character as buildings of special architectural and historic interest. Building maintenance is the responsibility of its owner.

Committee should note that:

- The building is category B listed, meaning that it is of regional importance, and listed as a major example of “old Scotch style”.

The Council encourages the sensitive alteration and extension of Listed Buildings where this will not harm their special interest. To this end, proposals for the alteration of a Listed Building must:

- b) not result in the loss of historic fabric, including fixtures and fittings, which contribute to the building's special interest;
- c) *incorporate detailed design and traditional materials which reflect or complement the period, style and architectural character of the building;*
- d) replace missing traditional features, such as period doors or decorative plasterwork with good quality replicas of the originals;
- e) follow further detailed guidance for repairs, alterations and extensions; and
- f) seek advice at the outset as to whether the project will give rise to any archaeological issues.

2.61 Proposals for the extension of a Listed Building must ensure that:

- a) *the scale is subservient to the original building;*
- b) its location, design, scale, massing and proportion protects the building's appearance, character and setting; and
- c) the detailed design and use of materials complement the building's period, style and character. Developers/applicants should seek advice on materials from the Council; and

- d) advice is sought at the outset as to whether the project will give rise to any archaeological issues

2.63 Extensions should be located to the rear or side of the property.

2.64 Any extensions to a Listed Building, or its ancillary buildings and properties within Conservation Areas should be subsidiary in scale, sympathetic in design, reflect and respond to the character of the Listed Building and/or Conservation Area and not dominate the original property. Within this context, high quality innovative modern design will be encouraged.

2.66 In the case of a traditionally designed extension - windows should match those of the existing property however alternative fenestration may be considered appropriate in the case of contemporary designs.

Committee should note that:

- The scale of the building is such that it would extend the footprint of the building by 25% and be lower in height, so is arguably subservient to the original development,
- The appearance would constitute a departure from the “old Scotch style” of the original school, differing in roof style, upper floor fenestration and materials, contrary to policy.
- The main entrance reception area protrudes beyond the building line of the side elevation, contrary to policy.
- The development states that concrete tiles would be used in the development, contrary to policy.
- No pre-application advice was sought in the original application period.

Committee should consider whether:

- Given the prominence of the building, they are satisfied with the level of design and materials used would not erode the character of the listed building?
- They are satisfied the design represents an innovative, modern and sympathetic design?
- They are satisfied that the development is complimentary to the listed building?

7.5 Design – Privacy and Overlooking

2.6 Privacy and Overlooking - The following guidance applies:

- a) there should be no adverse impact on existing or proposed accommodation;
- b) windows of habitable rooms (see Definition) should not increase direct overlooking into adjacent private gardens or rooms;
- c) at ground floor level, screening of 1.8 metre high will usually be required along boundaries where new windows face neighbouring properties;
- d) above ground floor level, windows of habitable rooms which directly face each other, including dormers, should be at least 18m apart and at least 10m from the site boundary. These distances do not apply to rooflights; and

e) Obscure glazing in windows of habitable rooms (see Definition) is not considered an acceptable means to mitigate against privacy issues.

2.8 **Daylighting and Sunlight** - Extensions to properties may cast a shadow over a neighbour's house or private garden that reduces their daylight or sunlight, and therefore adversely affect their amenity.

2.9 Extensions should not cause a significant loss of daylight to any habitable room (see Definition) of neighbouring properties, or significantly block sunlight to adjacent private gardens. There should be no significant adverse impact on either existing adjacent properties, or the proposed accommodation.

2.10 The Building Research Establishment (BRE) document 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice', second edition (PJ Littlefair, 2011) will be used to assess any impact on daylight or sunlight.

2.11 Where deemed necessary, applicants shall be required to provide the following assessments as detailed within the BRE guide to good practice:

b) two storey extensions, or larger, shall be assessed for their impact on habitable rooms of neighbouring properties using the 'Vertical Sky Component'; and

c) the impact of extensions on private garden ground should be assessed, where considered necessary, using the 'Calculation of Sun on the Ground' test. Applicants should submit this information where requested using three points in time: 9a.m, 12midday and 3pm, for the Spring Equinox. The impact of the original dwellinghouse must be shown at these times as well as the impact of the proposed extension, to see whether the proposed extension will significantly increase the effect on neighbouring property.

Committee should note:

- The first floor windows of the extension are less than 18m (9m) from the habitable rooms of the nearest tenements from Batson St and less than 10m (5m) from the site boundary wall, contrary to policy.
- The boundary wall is proposed to be of adequate treatment to avoid overlooking in the appeal statement, however the wall measures up to 3.5m on the drawings given, and the ground floor windows reach 4.17m.
- The proposal would cause a loss of daylight to the windows of several habitable rooms of the northeast elevation of the tenements on Batson Street, contrary to policy. The applicant has not submitted any information regarding the impact of habitable rooms on neighbouring properties.

Committee should consider whether:

- They are satisfied with the overlooking resulting from the extension in this case?
- They are satisfied with the lack of evidence over impact of daylight loss to the habitable rooms to neighbouring properties?

7.6 Design – Noise and Amenity

SG1: Placemaking Principle (Part 2)

3.6 Proposals for alterations to shops and other commercial buildings should:

- c) not adversely affect residential amenity as a result of noise, vibration, etc.

4.6 It is advised that developers liaise with the Council's Environmental Health Service in the early stages of the planning process. Preplanning application discussions can be very useful to determine the risk of noise being a significant consideration and to identify the supporting information and detail on noise likely to be required.

4.7 Prior to commencing any noise impact assessment, the appointed noise consultant should contact the Council's Environmental Health Service to agree the relevant noise assessment methodology and establish appropriate noise assessment criteria to avoid unnecessary delay in the planning process.

SG4: Network of Centres Assessment Guideline 10: Food, Drink and Entertainment Uses

In order to protect residential amenity, the following factors will be taken into consideration when assessing whether the location of proposed food, drink and entertainment uses is acceptable:

c) Outwith the City Centre:

- (i) Class 11 uses must not be located within, or immediately adjacent to, existing residential buildings.
- (iii) Hours of operation will be agreed with the Planning Authority, based on local circumstances and the impact of the proposal on residential amenity, but shall not exceed 08:00 to 24:00 hours.

Committee should note:

- The purpose of the building extension is not stated, the appeal statement says that it has been a 'community use for a quarter of a century' and the application states it is a 'community centre to provide meeting rooms'. In planning terms, a community use is not a clear definition of a use and the meeting halls could be for a Class 10, Class 11 or some Sui Generis uses depending on the eventual use.
- No noise impact assessment has been provided, contrary to policy depending on the use of the halls.

Committee should consider whether:

- They are satisfied the use of the meeting halls would not cause a loss of amenity to neighbours due to an intensity of use and additional noise, despite the lack of information as to its intended use?

7.6 **Parking**

SG11: Sustainable Transport

The basic minimum standard for cycle parking provision for community centres:
Table 2.5: 1 space per 100 sqm public floor area and 1 space per 10 staff.

- 2.2 Wherever possible, cycle parking should be provided within the curtilage of the development site. In certain locations, e.g. the City Centre and other centres in the City's network, it is recognised that this may not always be possible for customer/visitor parking for shops, public houses, restaurants, etc. In these instances, the Council will often consider it more appropriate to provide cycle parking for general public use. Where this is the case, the developer may be asked to contribute to the cost of providing parking for general public use in the vicinity of the development.

The basic maximum standard for car parking provision for "Church Halls and Community Centres"
Table 3.5 states that Base Accessibility require a maximum standard of 6 Spaces per 100 sqm PFA

Committee should note that:

- The area has base public transport accessibility
- The proposal for the additional two 90sqm meeting room has an unstated purpose in the original application, though the appeal states it is to continue as a community centre. The number of expected additional staff is also unstated. Regardless, this would require an additional three cycle parking spaces as a minimum. No such provision has been given, contrary to policy.
- No parking spaces are proposed, there appears to be parking onsite already.

Committee should consider whether:

- They are satisfied with the lack of cycle parking provision in this instance or whether further provision could be met through a planning condition?
- They are satisfied the intensification of use here will not result in car parking pressures outwith the development?

8 COMMITTEE DECISION

8.1 The options available to the Committee are:

- a. Grant planning permission, with or without conditions;
- b. Refuse planning permission; or
- c. Continue the application for further information.

8.2 *Section 43A(12)(a) of the Town and Country Planning (Scotland) Act 1997* requires that reasoning behind why the local review body has been decided be supplied in the decision notice. Should committee be minded to grant planning permission, material considerations that justify a departure from the plan would require to be identified.

9 Policy and Resource Implications

Resource Implications:

Financial:

Legal:

Personnel:

Procurement:

Council Strategic Plan: Specify which Grand Challenge (s) and Mission (s) the proposal supports. Where appropriate the relevant Commitment can also be listed.

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2025-29? Please specify.

What are the potential equality impacts as a result of this report?

(no significant impact, positive impact or negative impact)

Please highlight if the policy/proposal will help address socio-economic disadvantage.

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify:

What are the potential climate impacts as a result of this proposal?

Will the proposal contribute to Glasgow's net zero carbon target?

Privacy and Data Protection Impacts:

Are there any potential data protection impacts as a result of this report
Y/N

If Yes, please confirm that a Data Protection Impact Assessment (DPIA) has been carried out

10 Recommendations

10.1 That Committee consider the content of this report in coming to their decision.