



Item 4

11th August 2026

**Neighbourhoods, Regeneration
and Sustainability**
Glasgow City Council
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Executive Director
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Dominic Notarangelo
Wright Business Centre
1 Lonmay Road
Glasgow
G33 4EL

Our ref:
GCC Application Ref:

DECISION
25/01354/FUL

3 October 2025

Dear Sir/Madam

SITE: 311 Calder Street Glasgow G42 7NQ

PROPOSAL: External alterations, with erection of two storey extension to rear.

I am obliged to inform you that a decision to refuse your application, **25/01354/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 **Constance Damiani** via email constance.damiani@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 25/01354/FUL

External alterations, with erection of two storey extension to rear.

AT

311 Calder Street Glasgow G42 7NQ

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 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

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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.

Drawings

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

1. 00 -LOCATION PLAN Received 17 June 2025
2. 02 - GROUND FLOOR PLANS AS PROPOSED Received 17 June 2025
3. 03 - EAST AND WEST ELEVATIONS AS EXISTING AND PROPOSED Received 17 June 2025
4. 05 - ROOF PLAN AS PROPOSED Received 17 June 2025
5. 06 - NORTH ELEVATION AS EXISTING AND PROPOSED Received 17 June 2025

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



Dated: 3rd October 2025

Head of Planning

THIS DECISION NOTICE SHOULD BE READ WITH THE ATTACHED ADVICE NOTES

IMPORTANT NOTES ABOUT THIS REFUSAL OF PLANNING PERMISSION
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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.