



PLANNING APPLICATIONS COMMITTEE

Report by Executive Director of Development and Regeneration Services

Contact: Ms K Rattray Phone: 0141 287 6063

ITEM 2

26th March 2013

APPLICATION TYPE Full Planning Permission

RECOMMENDATION Grant Subject to Condition(s) and a S75 agreement

APPLICATION 12/02013/DC

DATE VALID 19.10.2012

SITE ADDRESS 2 Belgrave Terrace Glasgow G12 8JD

PROPOSAL Demolition of garage and erection of dwellinghouse

APPLICANT Mr Mike Gilmartin
Per Design Practice
10 Lynedoch Crescent
Glasgow
G3 6EQ

AGENT Design Practice Limited
Per Philip McCulloch
10 Lynedoch Crescent
GLASGOW
G3 6EQ

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 2 November 2012

CITY PLAN Residential

REPRESENTATIONS/CONSULTATIONS

Land and Environmental Services - no objection subject to condition.

Land and Environmental Services (Cleaning) - no objection subject to condition.

The Coal Authority - no objection.

11 letters of objection have been received from Councillor Martha Wardrop, Hillhead Community Council, Friends of Glasgow West and 8 local residents. The grounds of objection are summarised as follows:-

- Impact on listed building and conservation area and design of proposed building,
- Loss of open space and protected green space,
- Increased traffic and lack of parking,
- Noise and pollution,

- Amenity of future occupants,
- Other issues.

SITE AND DESCRIPTION

The application site is part of the rear garden of a hotel at 2 Belgrave Terrace and a small area of amenity green space fronting Oakfield Avenue. Belgrave Terrace is B Listed and is located in the Glasgow West Conservation Area.

The site is bounded to the north by the rest of the hotel's rear garden and by private amenity space of the B Listed, 4-storey, sandstone tenement at 2 Oakfield Avenue; to the east by Oakfield Avenue with B Listed 4-storey sandstone tenement opposite; to the south by Belgrave Lane and a 4-storey sandstone tenement; and to the west by the rear garden of 4 Belgrave Terrace.

The hotel's rear garden is surfaced with gravel and slopes down from north to south. It is partly used for car parking. In its southeast corner is an approximately 35.8m² double brick and roughcast garage with a shallow pitched corrugated cement roof and metal roller shutter door. It is approximately 4.2m high to its roof apex; its eaves match the height of the adjoining boundary walls. The garage, believed to date from the 1930s, is built against and incorporates the sandstone side boundary wall and a surviving section of the brick rear boundary wall to the lane. Its main façade faces west with its gable fronting the lane.

Boundary treatment is to the west and north a 1.8m high timber larch lap fence. To the east is a 2.9 metres high sandstone boundary wall which projects from the gable of 2 Oakfield Avenue. It has doorway to the rear garden of 2 Oakfield Avenue. A second doorway to the application site is blocked. To the south is the surviving section of rear brick boundary wall, which adjoins the stone side boundary wall.

The amenity green space fronting Oakfield Avenue is a sloping bank that supports mature shrubs and trees and is bounded to the east by a low stone cope. It is poorly maintained. A matching amenity green space and sandstone side boundary wall fronts Southpark Avenue at the opposite end of the terrace.

Access to the site is from Belgrave Lane, which is not adopted as a public road.

PROPOSAL

Demolition of the garage and erection of a 1½ storey dwellinghouse to provide on site accommodation for the hotel owner/manager.

The new building would occupy the footprint of the existing garage and have a ridge height of 5.7 metres on the main elevation. It would comprise a living, dining and kitchen area, WC and store on the ground floor and a bedroom and shower room on the upper floor. Its main façade would face west with its gable fronting the lane. It would have a pitched slate roof with two rooflights on the rear (east) slope facing Oakfield Avenue and two dormers on the front slope. Walls would be natural stone on the front (west) and north elevations and brick on the south elevation to match the existing boundary wall. Windows would be timber sash and case.

The sandstone boundary wall on the site's east boundary would remain and be repaired as necessary. The blocked opening in the wall would be fitted with a door. The amenity space fronting Oakfield Avenue would be retained.

The hotel and dwellinghouse would have a shared access and driveway and parking area of compacted gravel. One car parking space would be allocated to the dwellinghouse with two for the hotel. The proposal includes provision of a paved area to provide outdoor amenity space for the hotel. It would be adjacent to the hotel. The dwellinghouse would be allocated an area of garden, which would be separated from the hotel's garden by a 1.2 metres high red brick retaining wall. This garden ground would be regraded where soil has built up against the existing garage and sandstone boundary wall. A bin storage area would be located in the garden next to the new brick wall.

A supporting statement submitted by the applicant states the purpose of the proposed dwellinghouse is to provide new on site accommodation for the applicant who supervises the operation of the hotel at 2 Belgrave Terrace

PLANNING HISTORY

- Listed building consent (11/00392/DC) for installation of window to stone boundary wall in association with erection of mews dwellinghouse was refused under delegated powers on 20 October 2011.
- Conservation area Consent (11/00273/DC) for demolition of garage to accommodate erection of mews dwellinghouse with installation of window to stone boundary wall (associated conservation area consent application) was refused under delegated powers on 20 October 2011.
- Planning permission (11/00272/DC) for demolition of garage to accommodate erection of mews dwellinghouse with installation of window to stone boundary wall was refused under delegated powers on 20 October 2011.
- Listed building consent application (08/00788/DC) for demolition of building to accommodate erection of two mews buildings was withdrawn on 14 September 2009.
- Planning application (08/00787/DC) for erection of two mews buildings to operate in association with hotel was withdrawn on 10 July 2009
- Listed building consent (05/00190/DC) for partial demolition of stone boundary wall and erection of dwellinghouse following demolition of garage outbuilding was refused by Committee on 12 July 2005.
- Planning permission (04/04148/DC) for demolition of garage outbuilding, partial demolition of stone boundary wall and erection of dwelling house: Contrary to Policy RES 5 of the City Plan was refused by Committee on 12 July 2005.
- Planning application (04/02834/DC) for erection of two houses was withdrawn on 21 July 2005.
- Planning permission (88/00015/DC) and listed building consent (88/00014/DC) for use of dwelling house as bed and breakfast guest house and internal alterations to listed building granted subject to conditions and a S75 agreement on 17 June 1988.

POLICIES

The Development Plan comprises the Glasgow and the Clyde Valley Strategic Development Plan and the Glasgow City Plan 2. There are no policies of relevance to the application proposal in the Structure Plan. The following City Plan Policies are considered relevant to this application:-

DEV 2 - Residential and Supporting Uses.

DES 1 - Development Design Principles.

DES 2 - Sustainable Design and Construction.

DES 3 - Protecting and Enhancing the City's Historic Environment.

DES 12 - Provision of Waste and Recycling Space.

RES 2 - Residential Layouts.

RES 6 - Residential Development in Lanes and Gardens.

ENV 1 - Open Space Protection.

TRANS 4 - Vehicle Parking Standards.

TRANS 6 - Cycle Parking Standards.

DG/DES 3 - Design Guidance for Listed Buildings and Properties in Conservation Areas.

SPECIFIED MATTERS

Planning legislation now requires the planning register to include information on the processing of each planning application (a Report of Handling) and identifies a range of information that must be included. This obligation is aimed at informing interested parties of factors that might have had a bearing on the processing of the application. Some of the required information relates to consultations and representations that have been received and is provided elsewhere in this Committee Report. The remainder of the information and a response to each of the points to be addressed is detailed below.

A. Summary of the main issues raised where the following were submitted or carried out

- i. An Environmental Statement.

Not applicable to this application.

- ii. An appropriate assessment under the Conservation (Natural Habitats etc.) Regulations 1994.

Not applicable to this application.

- iii. A Design Statement or a Design and Access Statement.

A statement including design and access criteria has been submitted in support of the application. This relates the site's context and planning history and outlines the considerations that influenced the resultant design.

A report on the visual structural inspection of the garage by a chartered structural engineer has been submitted. It reports the garage is in poor condition; the north south and west walls are unsuitable for redevelopment and should be demolished including their foundations. It reports the sandstone wall is plumb and in good general condition, but, due to the proximity of the trees in the adjoining amenity space, it advises it would be prudent to demolish this wall including its foundations. It advises that the wall should be carefully dismantled with the outer leaf of stonework set aside for re-use so that the finish of the new wall will exactly match that of the existing wall.

B. Summary of the terms of any Section 75 Planning Agreement

To ensure the proposed dwellinghouse is ancillary to the hotel a Section 75 Agreement will require to be agreed and recorded before any decision is issued. It will cover the following matters:

The dwellinghouse shall be used only as residential accommodation for persons employed in the operation of the hotel and shall at no time be let, occupied or sold separately from the hotel.

C. Details of directions by Scottish Ministers under Regulation 30, 31 or 32

These Regulations enable Scottish Ministers to give directions.

- i. With regard to Environmental Impact Assessment Regulations (Regulation 30).

Not applicable to this application.

- ii. 1. Requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31).
No direction has been made by Scottish Ministers/Not applicable.
- 2. Restricting the grant of planning permission.
No direction has been made by Scottish Ministers/Not applicable.

ASSESSMENT AND CONCLUSIONS

Section 25 of the Town and Country Planning (Scotland) Act 1997, as amended and updated by The Planning etc. (Scotland) Act 2006, requires that when an application is made, it shall be determined in accordance with the Development Plan unless material considerations dictate otherwise.

The issues to be taken into account in the determination of this application are considered to be:-

- 1) whether the proposal accords with the Development Plan;
- 2) whether the proposal preserves the listed building, or its setting or any features it may possess;
- 3) whether the proposal preserves or enhances the character or the appearance of the Conservation Area and;
- 4) whether any other material considerations have been satisfactorily addressed.

In addition, under the terms of Section 59 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997, the Council is required to pay special attention to the desirability of preserving or enhancing the character or appearance of the listed building or its setting or any features of special architectural or historic interest which it possesses. And, under Section 64 of the same Act, the Council is required to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

In respect of **1)** above, the development plan comprises the Glasgow and the Clyde Valley Strategic Development Plan and Glasgow City Plan 2. There are not considered to be any relevant policies in the Strategic Development Plan.

The site is located in a DEV 2 Residential and Supporting Uses area. In these areas, the Council will support proposals which enhance residential amenity; improve access to/from and within the areas; and preserve and enhance the integrity of the townscape, landscape and green network provision. Proposals which impact on green/open space, as defined by the Council's Glasgow Open Space Map, should be assessed in the context of policies DEV 11: Green Space and ENV 1: Open Space Protection as appropriate.

The Glasgow Open Space Map defines the part of the site fronting Oakfield Avenue as amenity space. Therefore, while the principle of residential development is consistent with the DEV 2 designation, the proposal must be considered against Policy ENV 1, other relevant City Plan policies and any other material considerations. Policy ENV 1 has a presumption in favour of retaining all public and private green/open space. The amenity space and trees thereon would be retained. Therefore, the proposal meets the objectives of this policy.

As the proposed development is within the curtilage of a listed building and in a conservation area, it requires to be assessed against Policy DES 3. The Glasgow West Conservation Area Appraisal is also a material consideration.

The Conservation Area Appraisal locates the site in North Hillhead, which is an area of dense development characterised by tenements and terraces interspersed with occasional villas, all set in a grid-iron street pattern with amenity spaces in front of terraces and enclosed back courts. In many cases, particularly along Great Western Road, the design of terraces and tenements is unified in a symmetrical 'palace' form with end and central symmetrical 'pavilion' blocks. Schools, churches and commercial buildings add to the variety of scales, materials and architectural style. Modern developments are rare due to the density of urbanisation.

In this regard, Belgrave Terrace is a 2-storey and basement classical astylar terrace of 3-bay houses with 3-storey flatted advanced end pavilions that return into the side streets where they have 4 stories. There is service lane to the rear (Belgrave Lane). Sandstone side boundary walls screen the terrace's long backcourts from the side streets. Each side boundary wall is fronted by a small green space with shrubs and trees.

Although there have been small brick outbuildings, there is no historical precedent for mews development along Belgrave Lane and the amenity green space fronting Oakfield Avenue makes a significant contribution to the character and appearance of this part of the conservation area. Overall, the application site is sensitive in terms of townscape and the conservation area.

The garage is a small, low, utilitarian building. While covered by the listing of the main dwelling, it is of little architectural merit beyond its placement and scale. The B-listing therefore principally refers to the main property. The garage, which is screened from Oakfield Avenue by the side stone boundary wall, makes no significant contribution to the setting of the main listed building or to the conservation area. Consequently, the principle of its demolition is supported.

Although the proposed mews dwellinghouse would be taller than the garage by approximately 1.5 metres, it is smaller and lower than previous proposals. It would not exceed the footprint of the garage and its eaves would be less than 500mm higher than the adjacent stone boundary wall. Thus, it would be of a size similar to a garage or outbuilding. Retention of the footprint of the existing garage would result in the dwellinghouse presenting a gable to the lane. In the circumstances, this is considered a reasonable approach, which reflects the existing building and is consistent with the character of the lane. The existing opening in the stone side boundary wall would be fitted with a door, the details of which would be subject to condition.

On balance, the proposal is considered to have a neutral impact on the conservation area. It would remove an unsightly and dilapidated garage and replace this with a mews design, which uses traditional quality materials and respects the scale of the garage and of former neighbouring development to the lane.

It would enhance the main subject of listing and the proposed small scale house with a footprint to match the existing garage would form a suitable development within the curtilage. The views of the main dwelling would not be compromised by the house though the ridge line would be higher than that of the existing garage, as the proposed pitch is more in keeping with historical precedent. The proposed materials including natural stone, slate, brick, timber sash and case are acceptable subject to the submission of samples.

The dwellinghouse would be allocated private amenity space which would reintroduce soft landscaping to the rear of the hotel. Materials for proposed hardstanding would be subject to condition. The location of the proposed refuse and recycling storage area against the proposed brick boundary is acceptable

Subject to appropriate safeguarding conditions, the development is considered to meet the requirements of Policy DES 3 and development guide DG/DES 3 and would preserve the character of the conservation area and setting of the Category B listed building.

The development generally meets the requirements of Policy RES 2 and of Policy RES 6, Part 1 Residential Development in Lanes and has been designed to minimise overlooking and loss of privacy to future occupiers. Nevertheless, due to its location within the rear garden associated with the guest house operation at 2 Belgrave Terrace, it would be subject to noise, activity and vehicular movements associated with the commercial use to the detriment of the future occupier's residential amenity, outlook and privacy.

Therefore, as the purpose of the proposed dwellinghouse is to provide on site accommodation for the hotel owner/manager and as access to the dwellinghouse would be over land belonging to the hotel, a Section 75 legal agreement is recommended to ensure the dwellinghouse would be used only as residential accommodation for persons employed in the operation of the hotel.

The development generally meets the requirements of Policies DES 1, DES 2 and DES 12. It demonstrates a high standard of urban design that respects its context and setting and incorporates appropriate provision for waste and recycling space. The applicant has stated that high specification insulation and super efficient glazing are proposed but these will be addressed in detail through a Building Warrant application. Access along the lane would not be adversely affected.

As the existing hotel and proposed dwellinghouse are in a high accessibility area for public transport with bus stops and a subway station in close proximity, the proposed parking provision is acceptable and in accordance with policy objective. Therefore, in respect of Policies TRANS 4 and TRANS 6, the proposal is satisfactory subject to conditions.

In respect of **2)** it is considered that the proposed development will preserve the Category B listed building, its setting and features for the reasons outlined above.

In respect of **3)**, it is considered that the proposed development will preserve and enhance the character of the conservation area, for the reasons outlined above.

In respect of **4)**, the letters of objection, the grounds of objection can be summarised, with appropriate comment, as follows:-

Impact on listed building and conservation area and design of proposed building

- The building does not relate in style, scale or massing to adjacent listed residential property. Its footprint is larger than the existing garage; it will dominate the original property. It will not face the lane so does not accord with requirements for mews houses; there is no tradition of mews housing in the lane. Its raised roof would be highly visible from Oakfield Avenue; the glazed ridge and window in the boundary wall opening will not fit the streetscape. The bin area will not be against the rear boundary wall, which should be restored to its full length. The garden behind the listed building will not be reinstated. The long gardens, side spaces and stone walls are important elements of the terrace;

The design does not respect the architectural heritage and historic context and the development will be detrimental to the setting and character of the listed building, its walled curtilage, neighbouring listed buildings, the streetscape, lane and conservation area. It is contrary to policy DES 3 and does not meet all criteria of policy RES 6.

Comment:- The design of the proposed building and the impact of the development on the conservation area and listed building are considered above

Loss of open space and protected green space

- The proposal is not appropriate for an open space area protected by DEV 11 Green Space and will potentially destroy an area of semi-natural woodland.

Comment:- The amenity space fronting Oakfield Avenue would be retained. However, it is not DEV 11 Green Space or considered to be woodland.

- Contrary to ENV 1 which has a strong presumption in favour of retaining public and private green/open space. Gardens to the rear of Belgrave Terrace and the undeveloped rear spaces enclosed by the stone boundary walls at Southpark and Oakfield Avenue ends are balanced and an important contribution to the conservation area. The Southfield Avenue space has been restored by the Council.

Comment:- The amenity green space fronting Oakfield Avenue and protected by policy ENV 1 would be retained.

- A 2001 enquiry P/PPA/260/183 for the corresponding site on Southpark Avenue found it to be open space/garden which should not be built on. It is proposed for designation as green space in the Main Issues report for the local plan. This principle should apply to the application site.

Comment:- The findings from the appeal inquiry which related to the erection of nine flats with associated car parking are noted and have been considered.

- It would be better to restore the garden.

Comment:- The Planning Authority must determine the application as proposed.

Increased traffic and lack of parking

- Increased traffic in the lane would be harmful to the safety of pedestrians and schoolchildren who use the lane, disturb residents' amenity and increase risk of damage to the gable wall of the neighbouring tenement on Southpark Avenue

Comment:- It is not considered that the formation of a single dwellinghouse would generate significant traffic.

- Reduced parking for hotel guests and lack of visitor/deliveries parking. The hotel car park is often full resulting in the private car park at 3 Belgrave Terrace being used by hotel guests.

Comment:- In this case, lack of off-street parking would not be grounds for refusal given the site's high accessibility for public transport

Noise and pollution

- The development including private car parking to be constructed for the hotel and the outdoor area of the hotel will generate additional traffic, noise and air pollution in a quiet lane which will negatively impact on pedestrians and cyclists and detract from privacy and quality of life of neighbours.

Comment:- The site is an existing hotel and formation of an area of hardstanding for guests to sit out involves no change of use. It is not considered that the formation of a single dwellinghouse would generate significant traffic.

- Noise and disturbance from past builder work has occurred in early Sunday mornings.

Comment:- There is bound to be a degree of disturbance and noise during demolition and construction. As these are temporary they are not a valid basis for the refusal of planning permission. In addition, construction noise and dust are addressed by legislative powers operated by Land & Environmental Services.

Amenity of future occupants

- Lack of privacy for future occupants due to the glazed roof ridge, boundary wall window and comings and goings of hotel guests. The house would be overshadowed by the tenement at 12 Oakfield with noise and air pollution issues due to its location between tall tenements.

Comment:- As the dwellinghouse would be for persons employed in the operation of the hotel, it is considered that satisfactory residential amenity would be achieved and there is no objection from Land and Environmental Services in relation to air quality.

Overdevelopment

- Overdevelopment in a densely occupied area with little open space.

Comment:- The proposal is at an appropriate density, with acceptable site layout and parking provision. Thus it is not considered overdevelopment.

Other issues

- Design statement – This is erroneous e.g. demolished building in the lane was due to arson

Comment:- Noted

- Neglect of the site – This is not a reason for granting planning applications.

Comment:- Agreed

- Structural impact - Removal of banking from the inner side of the stone boundary wall and likely need to cap the wall with lead will undermine its stability. The development may affect the structural integrity of Belgrave Terrace

Comment:- The development would retain the stone boundary wall. The structural integrity of the development would be a matter for any subsequent Building Warrant application.

- Precedent - The proposal is Trojan Horse for future development as the design statement refers to mews houses (plural).

Comment:- Any future application for further development would require to be considered on its merits.

- Drainage - Building and hardstanding would divert groundwater towards the basement of adjacent building on Oakfield Avenue which is damp during heavy rain and snow.

Comment:- Drainage requirements for the proposed development would be a matter for any subsequent Building Warrant application.

- Hotel extension - Any extension of the hotel including conversion of the owner's living quarters to guest rooms would cause parking problems and disamenity to neighbours.

Comment:- This does not form part of the current planning application. An extension of the guest house would require further applications for planning permission and listed building consent.

- Sale of dwelling house -The dwellinghouse could be sold as a separate entity but could only be entered over private land belonging to the hotel.

Comment:- An appropriate condition is recommended.

CONCLUSION

In conclusion, this revised proposal for demolition of garage and erection of dwellinghouse accords with Development Policy Principle DEV 2 Residential & Supporting Uses and with the relevant policies of the adopted Glasgow City Plan 2 and is considered to preserve the character and appearance of the listed building and conservation area. Other material considerations, namely the points raised in the letters of objection, have been satisfactorily addressed and do not outweigh the Development Plan. Accordingly, it is recommended that planning permission is granted for the proposed development, subject to the following conditions and completion of a Section 75 Agreement to ensure the dwellinghouse would be used only as residential accommodation for persons employed in the operation of the hotel.

CONDITIONS AND REASONS

01. The development shall be implemented in accordance with drawing number(s):-

409-00 Location Plan,
409-02 Revision A As Proposed - Planning,

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

Reason: As these drawings constitute the approved development.

02. Prior to commencement of works, samples of natural stone walls, brick walls, timber framed windows, slate and hardstanding shall be submitted to and approved in writing by the Planning authority.
- Reason:** To safeguard the character of the surrounding conservation area.
- Reason:** In order that the works do not detract from the appearance of the building.
03. Prior to commencement of demolition works a detailed methodology for any dountaking and rebuilding of the stone boundary wall, including storage of original stone for reuse, shall be submitted for the written approval of the planning authority.
- Reason:** In order that the works do not detract from the appearance of the building.
- Reason:** To safeguard the character of the listed building and the character of the surrounding conservation area.
04. All repointing of the stone boundary wall shall undertaken using lime mortar and shall match the original pointing in every respect including mix of materials, colour and thickness.
- Reason:** To safeguard the character of the surrounding conservation area.
- Reason:** In order that the works do not detract from the appearance of the building.
05. No demolition works shall commence until contracts have been signed for the construction of the redevelopment proposals approved by this planning permission. Written evidence of these contracts shall be submitted to and approved by the Planning Authority prior to the commencement of any demolition works on site.
- Reason:** To safeguard the character of the surrounding conservation area.
06. Details of any temporary barricades proposed during the works involved shall be submitted to the Planning Authority for approval and before commencement of work on the barricades and 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:** In order to protect the visual amenity of the surrounding area.
07. Details of proposed external doors shall be submitted for the written approval of the Planning Authority before the doors are installed.
- Reason:** To safeguard the character of the surrounding conservation area.
- Reason:** In order that the works do not detract from the appearance of the building.
08. All external colours shall be approved in writing by the planning authority before they or any relevant materials are used on the site.
- Reason:** To safeguard the character of the surrounding conservation area.
- Reason:** In order that the works do not detract from the appearance of the building.
09. Noise from or associated with the completed development (the building and fixed plant) shall not give rise to a noise level, assessed with windows closed, within any dwelling or noise sensitive building in excess of that equivalent to Noise Rating Curve 35 between 0700 and 2200, and Noise Rating Curve 25 at all other times.
- Reason:** To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

10. Before any work on the site is begun, details of refuse and recycling storage areas and bins shall be submitted to and approved in writing by the planning authority. These facilities shall be completed before the development/the relevant part of the development is occupied.

Reason: To ensure the proper disposal of waste and to safeguard the environment of the development.

11. Before any work on the site is begun, a detailed plan which shows the location and details of a method of tree protection to comply with BS 5837 2005, Trees in Relation to Construction, shall be submitted to and approved in writing by the planning authority. The approved protection shall be in place prior to the commencement of any work on the site and shall be retained in place until completion of the development.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

12. Existing trees on the site shall not be lopped, topped, felled or removed without the prior written approval of the planning authority. Details of such trees and the proposed operations on each of them shall be submitted to the planning authority. Any proposals for felling or removal shall include proposals, including a programme, for replacement tree planting.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

13. The minimum depth of topsoil shall be 150mm for grass areas, 450mm for shrub areas and 900mm for trees on clean subsoil free from builder's rubble and other deleterious materials. Topsoil shall be free from pernicious weeds and shall have a pH value of approximately 7.0.

Reason: To ensure that favourable conditions are created for survival of the planting.

14. The car parking area shall be permeable but shall exclude loose material and the car parking spaces shall measure a minimum of 2.4 x 4.8 metres.

Reason: In the interests of pedestrian and vehicular safety.

15. Any access gates shall open inwards only.

Reason: To ensure that gates do not obstruct pedestrian or vehicle movement or create a safety hazard.

REASON(S) FOR GRANTING THIS APPLICATION

01. The proposal was considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's accordance with the Development Plan.

ADVISORY NOTES TO APPLICANT

01. The applicant is advised that it is not permissible to allow water to drain from a private area onto the public road and to do so is an offence under Section 99 (1) of the Roads Scotland Act 1984.
02. 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.
03. The area in which this application site is located has been identified as one in which the bird, the swift, has traditionally flocked during the summer months. Glasgow City Council has adopted the Swift Species Action Plan, which is part of the Local Biodiversity Action Plan. Glasgow City Council is a partner with Concern for Swifts (Scotland) in the implementation of the action plan. You are therefore advised to contact Concern for Swifts (Scotland) to discuss provisions for swifts within the development. Contact them at Concern for Swifts (Scotland), 287 Onslow Drive, Dennistoun, Glasgow G31 2QG. Tel: 0141 554 8262. E-mail: swiftscot@yahoo.co.uk
04. The applicant is advised that no work shall be commenced to implement this permission until a Decision Notice is issued on the accompanying Listed Building Consent/Conservation Area Consent application.
05. The applicant is advised that the decision notice hereby attached should be accompanied by docketed plans.
06. The applicant is advised that, if the proposals are altered in any way from those shown on the docketed drawings, for example as a result of obtaining any of the other statutory consents or for any other reason, they should so inform the planning authority and submit copies of the amended proposals in order that a view may be taken as to whether the alterations are material or not and whether a fresh application will be required.

ADVISORY NOTES TO COUNCIL

01. The completion of a satisfactory Agreement in terms of Section 75 of the Town and Country Planning (Scotland) Act 1997 is a pre-requisite to the issue of planning permission by the Planning Authority.
02. This proposal requires that docketed plans should accompany the decision notice in the case of this application.


for Executive Director of Development and Regeneration Services

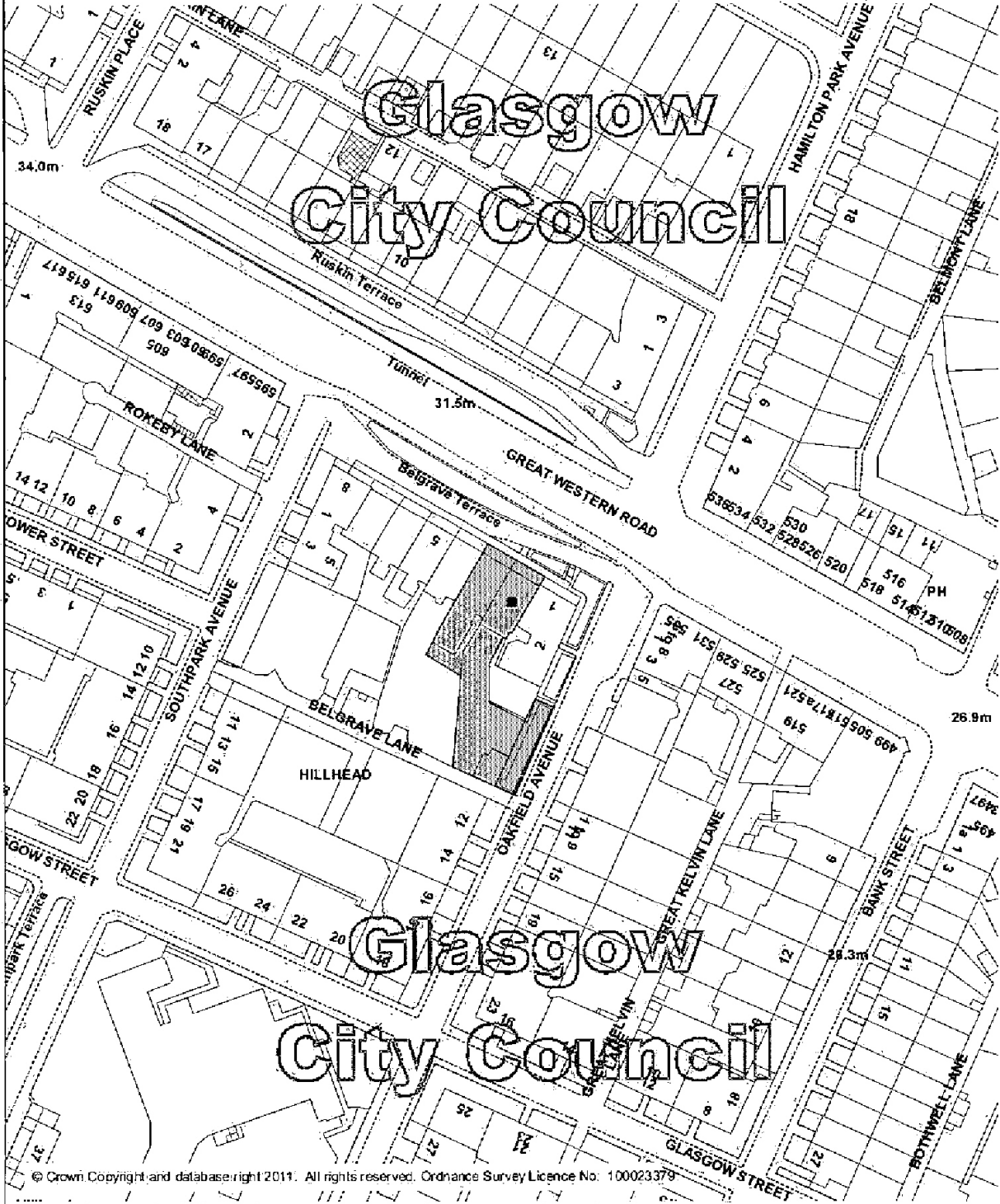
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 <p>Glasgow City Council Development and Regeneration Development Management 231 George Street Glasgow G1 1RX Executive Director: Richard Brown</p>	<p>Reference No. 12/02013/DC</p> <p>Address : 2 Belgrave Terrace</p>
<p>Scale : 1:1250</p>	<p>Indicative Site Location</p> <p>Ward : 11</p>



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 Location of Site
(For details, refer to Report)