



PLANNING APPLICATIONS COMMITTEE

Item 2(b)
21st May 2019

Report by Executive Director of Regeneration and the Economy

Contact: Alan Shand Phone: 0141 287 8633

APPLICATION TYPE	Full Planning Permission
RECOMMENDATION	Grant Subject to Condition(s)

APPLICATION	19/00396/FUL	DATE VALID	20.02.2019
SITE ADDRESS	4 Fourth Gardens Glasgow G41 5NE		
PROPOSAL	Re-roofing of dwellinghouse and installation of rainwater goods.		
APPLICANT	Mrs Wong Lau 18 Dalkeith Avenue GLASGOW G41 5BJ	AGENT	
WARD NO(S)	06, Pollokshields	COMMUNITY COUNCIL LISTED	02_078, Dumbreck
CONSERVATION AREA	Hazelwood		
ADVERT TYPE	Affecting a Conservation Area/Listed Building	PUBLISHED	1 March 2019
CITY PLAN			

REPRESENTATIONS/ CONSULTATIONS

8 letter of representation received, all objecting to the proposal. 1 objection was withdrawn.

The grounds of concern may be summarised as follows, and are addressed further in the report below:

- *The use of concrete tiles would be detrimental to the 'Arts & Crafts' character and roofline of the property and would therefore fail to preserve and enhance the character and appearance of the Hazelwood Conservation Area;*
- *Red Rosemary clay tiles or Scottish Slate should be used.*

SITE AND DESCRIPTION

4 Fourth Gardens is an unlisted building located towards the western edge of the Hazelwood Conservation Area, within Dumbreck, Glasgow (Ward 06 – Pollokshields). It, together with the majority of its neighbours, was constructed between 1915 and 1933, within the former grounds of Hazelwood House, to the east of Bellahouston Park.

The detached single storey dwelling forms part of the western edge to what has been described as an "Electric Suburb". Its design is that of a standard house type, with a number of other cottages matching its form constructed within Fourth Gardens and the adjoining streets. The Hazelwood Conservation Area Appraisal carried out by

Glasgow City Council identifies that the homogeneity of the area is created by the planned development of Arts and Crafts cottages laid out in a compact, enclosed and inward looking manner.

This residential area is generally built in a single and storey-and-a-half arrangement with the properties having painted wet cast masonry walls and roofed in slate or traditional rosemary tiles. Few of the existing cottages within the conservation area retain their original stained glass, and many doors, windows and roof coverings of modern materials and styles, are present together with additions such as porches, conservatories, dormer windows and extensions. Some properties have been re-roofed in concrete roofing tiles of larger format, including the subject of this application, 4 Fourth Gardens.

The proposal seeks to replace the existing concrete tiles with Red Rosemary clay tiles and ridge and hip tiles matching those originally used within the conservation area. It is also proposed to replace the existing gutters with new aluminium gutters to match the existing colour and profile.

POLICIES

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that where an application is made under the Planning Acts, it shall be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The two main issues to consider in the assessment of this application are:-

- (a) whether the proposal accords with the Development Plan; and
- (b) whether any other material considerations have been satisfactorily addressed.

In respect of (a), the Development Plan comprises the Glasgow and Clyde Strategic Development Plan and the City Development Plan. There are no specific policies of relevance to the application proposal in the Strategic Development Plan. The following policies in the City Development Plan are considered relevant to the assessment of the application:

CDP 9 – Historic Environment
SG 9 – Historic Environment

ASSESSMENT AND CONCLUSIONS

The principal planning issue to be addressed in this instance is considered to be whether the proposal would have any detrimental impact on the character and appearance of the surrounding Hazelwood Conservation Area.

CDP 9 and SG 9 - Historic Environment

These aim to protect, preserve and enhance the City's historic environment and heritage assets in line with Scottish Planning Policy and Scottish Historic Environment Policy. SG 9 contains detailed guidance for properties in conservation areas.

Proposals for new development in, or affecting the setting of Conservation Areas, must: preserve and enhance the special character and appearance of the area and respect its historic context; be of a high standard of design, respecting the local architectural and historic context and use materials appropriate to the historic environment; protect significant views into, and out of, the area; retain all existing open space, whether public or private, which contributes positively to the historic character of the area; and retain trees which contribute positively to the historic character of the area.

SG 9 provides the following relevant guidance:

- In Glasgow, the traditional roofing material is Scottish slates, although slates from other sources such as from Wales and Cumbria have also been used. Other traditional materials include pantiles, Rosemary tiles, lead (including lead on flat roofs), copper in domes and on the roof of decorative turrets and zinc ridges/flashing;
- Where traditional materials have been used on the roof, these should always be used when re-roofing/repairs are undertaken;

- Where roofs of Listed Buildings and unlisted buildings in Conservation Areas were originally slated but subsequently recovered in another material, any future re-roofing of these buildings should revert back to the use of slates;
- Roofs on Listed Buildings where the original material was not slate, e.g. Rosemary tiles, flat roofs with felt, lead, roofs with leaded/copper domes and turrets, should be repaired and/or replaced using the original material. Only in exceptional circumstances where an original material cannot be sourced, will consideration be given to an alternative material.

With reference to the above, the Hazelwood Conservation Area Appraisal notes that properties were originally roofed in slate or traditional rosemary tiles. In this instance, whilst anecdotal evidence may suggest that a pattern originally existed on Fourth Gardens, and that Number 4 was originally roofed in slate, there is no firm evidence to support this theory.

Given that a significant number of properties have been re-roofed using inappropriate materials it is not considered reasonable or of significant benefit to insist on slate in order to respect or partially reinstate this mooted pattern. The applicant's intention to revert to a traditional roofing material, which would match original and replacement roofs within the conservation area, is welcomed, and is considered to preserve and enhance the character of the Hazelwood Conservation Area, thereby complying with the development plan. A sample tile has been provided and is considered acceptable.

In this instance cast aluminium gutters are considered acceptable provided that the finished works match the originals in all respects. A condition is recommended to ensure compliance.

MATERIAL CONSIDERATIONS

In respect of b), consultation responses and letters of representation may be material considerations in the determination of the application.

8 letter of representation received, all objecting to the proposal. 1 objection was withdrawn.

The grounds of concern may be summarised as follows, and are addressed further in the report below:

- *The use of concrete tiles would be detrimental to the 'Arts & Crafts' character and roofline of the property and would therefore fail to preserve and enhance the character and appearance of the Hazelwood Conservation Area;*
- *Red Rosemary clay tiles or Scottish Slate should be used.*

Comment: Agreed. Concrete tiles are not acceptable for re-roofing in a conservation area.

It should be noted that the objections above were largely based on the concern that concrete tiles were proposed, as the applicant had submitted a drawing to this effect in error. A revised drawing was submitted and objectors were contacted advising of this and offering the opportunity to withdraw their objections. This offer was declined, understood to be on the basis of the belief that 4 Fourth Gardens was originally roofed in Scottish slate and should therefore revert to this material, although it should also be noted that this doesn't generally appear to be the position held in the original objections, many of which reference Red Rosemary as being suitable. It was suggested by objectors that the property title would reveal the original roofing material but this was not found to be the case.

CONDITIONS AND REASONS

01. The roof shall be covered in Red Rosemary clay tiles to match the originals. A sample shall be submitted to and approved by the planning authority in writing in respect of type, colour and texture. Written approval shall be obtained before the materials are used on site.

Reason: To safeguard the character of the surrounding conservation area.

02. All new and replacement external rainwater pipework and gutters shall be constructed in cast iron or good quality cast aluminium to match the colour, appearance, profiling and method of fixing of the originals, unless otherwise agreed in writing by the planning authority.

Reason: To safeguard the character of the surrounding conservation area.

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.

for Executive Director of Development and Regeneration Services

DC/ ALS/
09/05/2019

BACKGROUND PAPERS

PLEASE NOTE THE FOLLOWING:

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Glasgow City Council
Development and Regeneration
231 George Street
Glasgow G1 1RX
Executive Director: Richard Brown

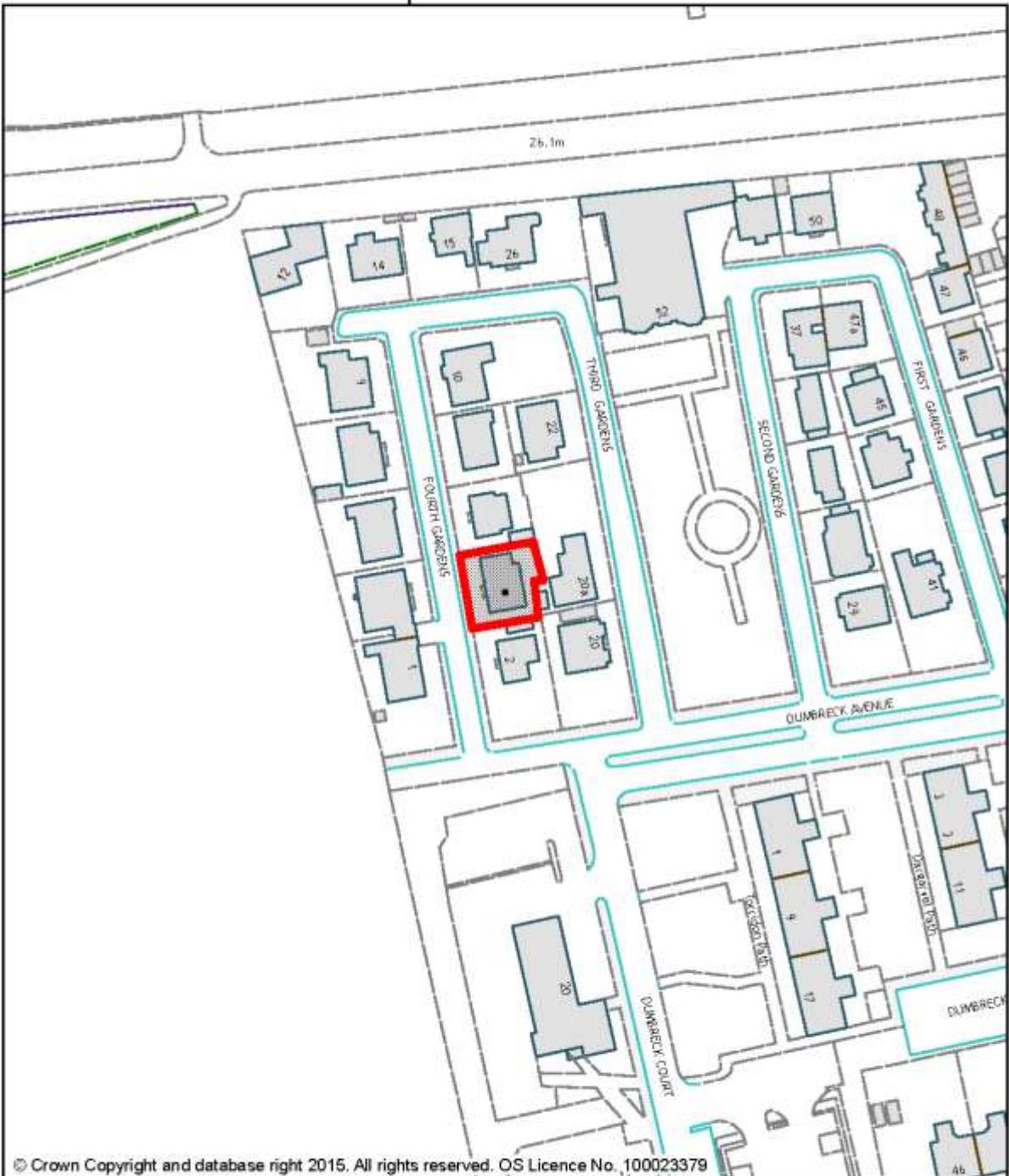
Reference No: 19/00396/FUL

Address:
4 Fourth Gardens, Glasgow, G41 5NE

Scale: 1:1,250

Indicative Site Location

Ward: 06



Location of Site (for details refer to Report)