



**PLANNING APPLICATIONS COMMITTEE**

**Report by Executive Director of Regeneration and the Economy**

**Contact: Alison Farrell Phone: 0141 287 8683**

**Item 3**

**12th February 2019**

<b>APPLICATION TYPE</b>	Full Planning Permission		
<b>RECOMMENDATION</b>	Grant Subject to Condition(s)		
<b>APPLICATION</b>	18/03379/FUL	<b>DATE VALID</b>	16.11.2018
<b>SITE ADDRESS</b>	1 Vinicombe Street Glasgow		
<b>PROPOSAL</b>	External alterations to flatted tenement block, includes rebuilding of gable wall in brick, replacement of roof tiles with slate and stone fabric repairs to front and rear		
<b>APPLICANT</b>	Co-Owners 1 Vinicombe Street GLASGOW G12 8BH	<b>AGENT</b>	Allied Surveyors Per Scott Graham Herbert House 30 Herbert Street GLASGOW G20 6NB
<b>WARD NO(S)</b>	11, Hillhead	<b>COMMUNITY COUNCIL LISTED</b>	02_022, Hillhead
<b>CONSERVATION AREA</b>	Glasgow West		
<b>ADVERT TYPE</b>	Affecting a Conservation Area/Listed Building	<b>PUBLISHED</b>	23 November 2018

**REPRESENTATIONS/ CONSULTATIONS**

Six representations were received with respect to this Application from Cllr K Andrews, Cllr Wardrop, Hillhead Community Council, Friends of Glasgow West and 2 from local residents.

The grounds of object are summarised below:

- Proposed materials – in particular with respect to the reconstruction of the gable wall
- Effects on the conservation area
- Condition of building
- HMOs absentee landlords

No consultation responses were requested.

**SITE AND DESCRIPTION**

The application site consists of a red sandstone tenement of five storeys on the east side of Vinicombe Street with gable elevation to Cranworth Lane and located within Glasgow West Conservation Area and the Hillhead Character Area as identified in the Glasgow West Conservation Area Appraisal (2011). The area is primarily in

residential use with the retail and leisure uses of Byres Road in close proximity. The building is set back from the public footpath to the front with an area of private garden ground.

The proposed works comprise external refurbishment including dismantling and reconstruction of the existing stone gable wall in brick, replacement windows to gable to match existing, removal of existing concrete roof tiles and replacement in slate, replacement of felt flat roof covering with lead, chimney repair and limited stone repair to front and rear elevations.

## **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

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

Not applicable

- iii. a design statement or a design and access statement

Not required for this application

- iv. any report on the impact or potential impact of the proposed development (for example the retail impact, transport impact, noise impact or risk of flooding)

Not applicable

### **B. Summary of the terms of any Section 75 planning agreement**

Not applicable

### **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

- ii. 1. requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31)

Not applicable

2. restricting the grant of planning permission

Not applicable

- iii. 1. requiring the Council to consider imposing a condition specified by Scottish Ministers

Not applicable

2. requiring the Council not to grant planning permission without satisfying Scottish Ministers that the Council has considered to the condition and that it will either imposed or need not be imposed.

Not applicable.

## **POLICIES**

The City Development Plan consists of high level policies with statutory Supplementary Guidance providing further information or detail in respect of the policies. Some Supplementary Guidance is still under preparation and these items are considered as Interim Policy Guidance.

The following policies are considered particularly relevant to the application assessment:

CDP 1 The Placemaking Principle  
CDP 2 Sustainable Spatial Strategy  
CDP 9 Historic Environment

Relevant Supplementary Guidance:

SG 1 The Placemaking Principle  
SG 9 Historic Environment

The City Development Plan contains two overarching policies: CDP 1 The Placemaking Principle and CDP 2 Sustainable Spatial Strategy, which must be considered in relation to all development proposals. Other policies and associated supplementary guidance provide more detail on specific land uses or environments which contribute to meeting the requirements of the overarching policies.

## **ASSESSMENT AND CONCLUSIONS**

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

- (a) whether the proposal accords with the Development Plan;
- (b) whether the proposal preserves or enhances the character or the appearance of the Conservation Area and;
- (c) whether any other material considerations have been satisfactorily addressed.

## **DEVELOPMENT PLAN**

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. In addition, under the terms of Section 64 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 conservation area.

The following City Development Plan policies are considered particularly relevant to the application assessment:

**CDP 1 – The Placemaking Principle**  
**CDP 2 – Sustainable Spatial Strategy**  
**CDP 9 – Historic Environment**

Relevant Supplementary Guidance:

**SG 1 – The Placemaking Principle**  
**SG 9 – Historic Environment**

The principal planning issues to be addressed in this instance are considered to be whether the proposal would have any detrimental impact on the character and appearance of the unlisted building or the surrounding Glasgow West Conservation Area.

### **CDP 1 The Placemaking Principle and SPG 1 Placemaking**

Policy CDP 1 requires a holistic, design-led approach to development to achieve the City Development Plan's key aim of creating and maintaining a successful, high quality, healthy place.

SG 1 Part 1 sets the context and approach to placemaking established in CDP 1. It notes that the City Development Plan seeks to move away from the traditional land use based approach of previous local plans: placemaking principles should inform all development. It identifies six qualities of place: character and identity, successful open space, legibility and safety, ease of movement, vibrancy and diversity, adaptability and sustainability which are supported by a series of placemaking principles to guide development proposals.

The proposed development is considered to accord with the principles of CDP 1 and SPG 1 Placemaking in terms of there being no undue impact on the amenity of adjacent land or property resulting from the works whilst retaining the character and identity of this part of the City within Glasgow West Conservation Area. Furthermore, the proposals are in accordance with CDP 2 Sustainable Spatial Strategy in terms of the retention and refurbishment of a traditional sandstone building.

### **CDP 9 Historic Environment & SG 9 – Historic Environment**

This policy aims to ensure the appropriate protection, enhancement and management of Glasgow's heritage assets by providing clear guidance to applicants.

The Council will protect, conserve and enhance the historic environment in line with Scottish Planning Policy/Scottish Historic Environment Policy for the benefit of our own and future generations. The Council will assess the impact of proposed developments and support high quality design that respects and complements the character and appearance of the historic environment and the special architectural or historic interest of its listed buildings, conservation areas, scheduled monuments, archaeology, historic gardens and designed landscapes and their settings. The Council is unlikely to support development that would have a negative impact on the historic environment. CDP 9 aims 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 provides detailed guidance for listed buildings and conservation areas. It states:

*'All proposals for new development in, or affecting the setting of Conservation Areas, must:*

- a) preserve and enhance the special character and appearance of the area and respect its historic context;*
- b) be of a high standard of design, respecting the local architectural and historic context and use materials appropriate to the historic environment; and*
- c) protect significant views into, and out of, the area'*

*Proposals for alterations, or extensions, to unlisted buildings in Conservation Areas must:*

- a) respect and complement the period, style and architectural character of the building;*
- b) in the case of extensions, be subservient to the existing building in scale, height, massing and protect its proportions and setting;*
- c) follow the further detailed guidance contained in this SG for repairs, alterations and extensions;*
- d) avoid the loss of existing traditional features of value; and*
- e) not erode the character of the building or Conservation Area by the use of inappropriate design details or poor quality materials (developers/applicants should seek advice on materials from the Council).*

The proposed works involve a tenement refurbishment scheme to this unlisted red sandstone villa which is located within Glasgow West Conservation Area. Engineers' reports and surveys have been submitted in support of the proposals which are considered to be essential due to the deteriorating condition of the building such that there is a Dangerous Buildings Notice in force affecting the gable and entrance to the adjacent lane. It is noted that pre-application discussion advised of Policy requirements with respect to materials considered appropriate within the conservation area. Given the extent of the defects identified, the specification recommends that the gable wall be taken down and rebuilt. According to the supporting information, extensive stone deterioration as well as open mortar joints were visible to the front, rear and gable facades. The stone deterioration has progressed to

such a degree that remedial action should be seen as a priority. The stone condition to the front elevation was fair, with only some descaling and repointing noted. The side gable elevation as noted by Fairhurst Structural Engineers was described as being poor and requiring a full rebuild. The rear elevations require a full rake out and repoint with local descaling of stone. Also noted areas across this elevation that require stone indent repairs and also cracking to lintols and cills, which require to be stitched and lithomex repairs. Pointing repairs as well as stone indenting or lithomex repairs and cleaning were also recommended, however remedial works are dependent on specialist advice from a stone specialist and funds available. It was also recommended that the roof coverings are replaced including the lead flashings, felt roof covering and concrete tiles. The chimney copes and pots require to be replaced and stone/brick repairs carried out to the chimneystacks plus the replacement of rainwater goods.

It is noted that the Vinicombe Street entrance to Cranworth Lane has been blocked off to public access by GCC due to falling debris. The submitted Engineer's Report states that there is stone missing from the gable wall and the remaining stonework is weak and in danger of falling off in poor weather. The proposed specification seeks to remedy the defects described and stabilise the condition of the property.

The main issue with respect to objections to the Application concern the proposed material for the reconstruction of the gable wall. Whilst in principle SG9 would normally require that the finish should match existing, it is considered in this case that given the various detailed condition reports and necessity for major structural works - the finishing of the exposed gable wall in brick may be acceptable. It is noted that there is conservation gain with respect to the removal of existing concrete tiles to be replaced with slate and general refurbishment. Rebuilding of the gable in stone would be cost prohibitive and it is noted that within the immediate local context there are tenements with gable return elevations finished in brick such as at Creswell St/Cresswell Lane. It is not considered that overall the works will impact on the visual amenity or character of the conservation area. A condition shall be attached to the consent to request a sample of the proposed brick to be approved by the Planning Authority.

## **OTHER MATERIAL CONSIDERATIONS**

In respect of **b)** it is considered that the proposed development will preserve and enhance the character of the Glasgow West Conservation Area, for the reasons outlined above.

In respect of **c)**, other material considerations include the views of statutory and other consultees and the contents of the letters of objection. The various letter of objection are considered below together with summary response:

### **Grounds of objection**

#### **Proposed materials – in particular with respect to the reconstruction of the gable wall and associated impact on the conservation area:**

The proposed use of brick to reconstruct the gable wall would be contrary to SG9 Historic Environment and would be detrimental to the visual amenity of the conservation area. Objectors state that the wall should be finished in sandstone or that the brick should be rendered in order to retain the character of the building and conservation area.

#### **Building condition, ownership and HMOs:**

Comments included concern regarding the deteriorating condition of the building, ownership, absentee landlords and HMO issues which are not within the scope of this Planning Application and not considered to be material planning considerations.

**Comment** - It is considered on balance that given the various condition reports and necessity for major structural works to this property - the finishing of the exposed gable wall in brick may be acceptable. It is noted that there is overall conservation gain with respect to the removal of existing concrete tiles to be replaced with slate and general refurbishment of the building. Reconstruction of the gable in stone would be entirely cost prohibitive and may jeopardise the programme of works as has been confirmed by DRS Private Sector Housing whom are grant assisting the works to the property which has had a Dangerous Building Notice in place since 2016. The priority in this instance is with respect to stabilising the condition of the property and ensuring safety whilst considering impact on the conservation area. It is noted that within the immediate local context there are tenements with gable return elevations finished in brick. It is not considered that overall the works will impact on the visual amenity or character of the conservation area and the front elevation shall be repaired in accordance with Policy for

conservation areas. Similarly it cannot reasonably be considered that the reconstruction of the gable wall in brick would be detrimental to the quality of life for residents. As noted above, any reported issues with respect to HMOs and/or absentee landlords are not planning considerations in the determination of this Application.

### Conclusion and Recommendation

It is considered that the proposed external alterations to the unlisted flatted tenement block, including rebuilding of gable wall in brick, replacement of roof tiles with slate and stone fabric repairs to front and rear is in accordance with overarching policies CPD 1 The Placemaking Principle, CPD 2 Sustainable Spatial Strategy and relevant supporting policies and supplementary guidance of the adopted Glasgow City Development Plan including SG9 Historic Environment and will preserve and maintain the character and appearance of the Conservation Area.

Other material considerations, including the relevant issues raised in the letters of objection, have been considered but do not outweigh the Development Plan.

Accordingly, it is recommended that planning permission is granted, subject to the following conditions.

### CONDITIONS AND REASONS

01. The roof shall be covered in natural slate.  
Reason: To safeguard the character of the surrounding conservation area.
02. Details of the extent of stonework repairs and details of the proposed repair methods shall be submitted to the planning authority in the form of marked-up elevational drawings at a scale of 1:100. No work shall be begun on this element of the development until written approval has been issued.  
Reason: To safeguard the character of the surrounding conservation area.
03. All chimney heads and chimney stacks shall be retained at their original height and the profile of existing chimney copes shall be retained. Existing stone copes shall be re-used, decorative features retained or reinstated and decorative chimney pots retained and rebbed unless considered unnecessary by the planning authority. Any new pots shall match the design and appearance of the original ones.  
Reason: To safeguard the character of the surrounding conservation area.
04. A sample of stonework repairs shall be prepared to match the original natural stonework in every respect including colour, texture and coursing pattern for the inspection and written approval of the planning authority. No work shall be begun on this aspect of the works until written approval has been issued.  
Reason: To safeguard the character of the surrounding conservation area.
05. New windows shall match the originals in all aspects of their design: proportions, profile, framing thickness, detailing, method of opening and materials.  
Reason: To safeguard the character of the surrounding conservation area.
06. Stone repairs shall be carried out using replacement natural stone to match the original stonework in every respect including colour, geological character, texture and coursing pattern. A petrographic analysis of the original stonework and the proposed replacement stone together with samples shall be submitted to and approved in writing by the planning authority before work on this element of the development commences.  
Reason: To safeguard the character of the surrounding conservation area.
07. New window cills to gable elevation shall be colour matched to background material.  
Reason: To safeguard the character of the surrounding conservation area.
08. All repointing of exterior stonework 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.

09. A sample of the proposed brick with respect to the reconstructed gable wall shall be submitted for the written approval of the Planning Authority prior to commencement of that aspect of the works.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

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.

#### **ADVISORY NOTES TO APPLICANT**

01. 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.
02. Construction and/or demolition work associated with this development should conform to the recommendations/standards laid down in BS5228 Part 1: 1997 "Noise and Vibration Control on Construction and Open Sites". Best Practicable Means as defined in Section 72 of the Control of Pollution Act 1974 should be employed at all times to ensure noise levels are kept to a minimum.
03. The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Standards approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at: <https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: [www.groundstability.com](http://www.groundstability.com)

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at: [www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

04. The area in which this application site is located has been identified as one in which the bird, the swift, has traditionally nested 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: 07900 637452, email: swiftscot@yahoo.co.uk

### Approved Drawings and Documents

The development shall be implemented in accordance with the approved drawing(s)

01. LOCATION PLAN 01
02. PROPOSED ENGINEER DRAWING - GABLE WORKS 5907-700
03. PROPOSED ELEVATION BS-00-04A
04. ROOF PLAN - EXISTING AND PROPOSED BS-00-1
05. PROPOSED ELEVATIONS BS-01-2
06. PROPOSED ELEVATIONS BS-01-3

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

for Executive Director of Development and Regeneration Services


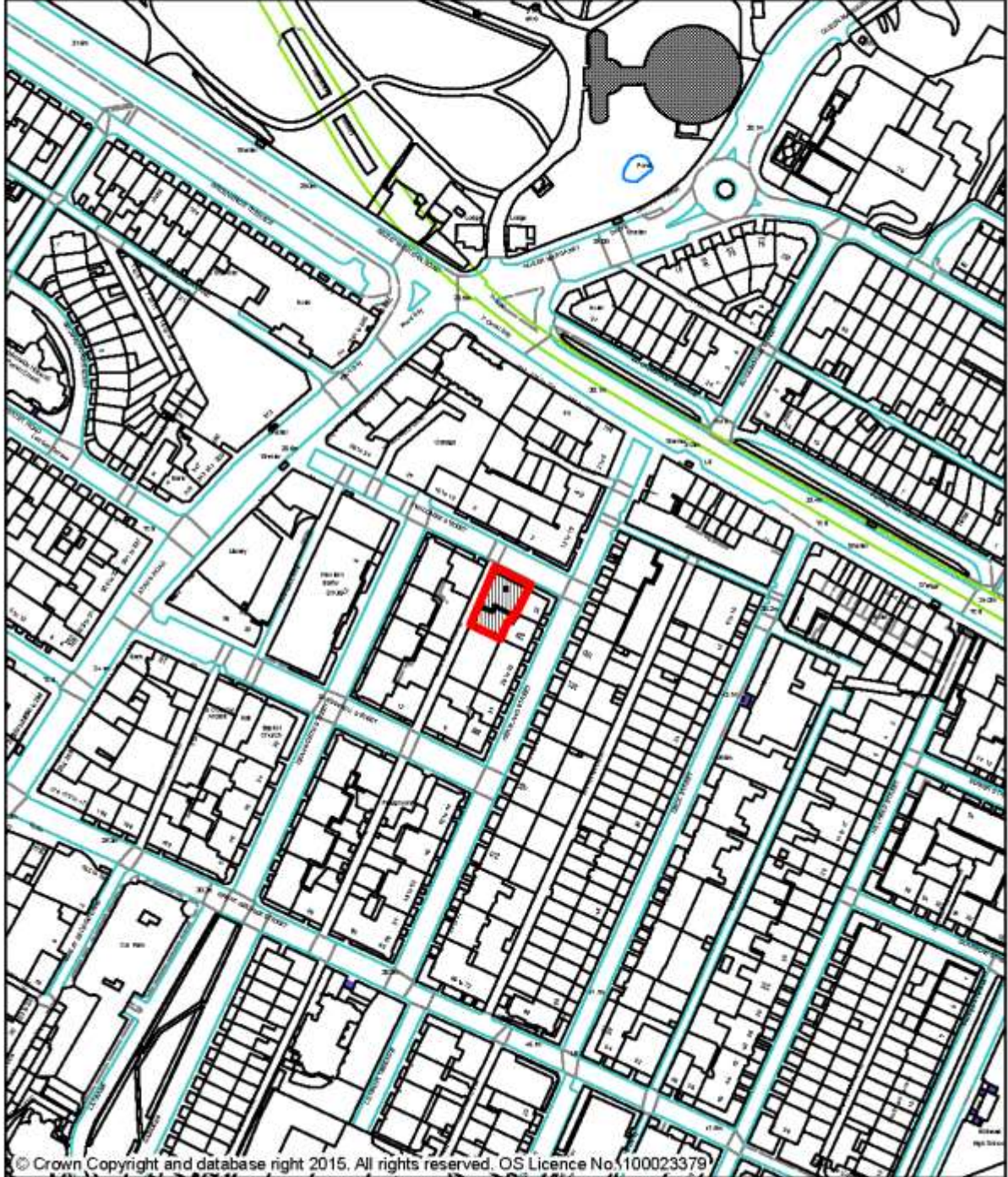

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<p><b>Scale:</b> 1:2,500</p>	<p><b>Indicative Site Location</b></p>	<p><b>Ward:</b> 11</p>
		
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