



## PLANNING APPLICATIONS COMMITTEE

Report by Director of Development and Regeneration Services

Contact: Ms E Murray Phone: 0141 287 6018 (TUES-FRI ONLY)

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

|                          |                                                                                                                                                                           |                          |                                                                      |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------|
| <b>APPLICATION</b>       | 06/02245/DC                                                                                                                                                               | <b>DATE VALID</b>        | 18.07.2006                                                           |
| <b>SITE ADDRESS</b>      | 84 Bell Street Glasgow G1 1LQ                                                                                                                                             |                          |                                                                      |
| <b>PROPOSAL</b>          | Use of office unit as counselling centre with ancillary offices/health suite with counselling service and cafe/bar (microwave/sealed cooking only) (Refreshment Licence). |                          |                                                                      |
| <b>APPLICANT</b>         | Glasgow LGBT Centre<br>11 Dixon Street<br>Glasgow<br>G1 4AL                                                                                                               | <b>AGENT</b>             | Jewitt Arschavir And Wilkie<br>38 New City Road<br>Glasgow<br>G1 1LQ |
| <b>WARD NO(S)</b>        | 27, Merchant City                                                                                                                                                         | <b>COMMUNITY COUNCIL</b> | 02_035, Merchant City                                                |
| <b>CONSERVATION AREA</b> | Central Area                                                                                                                                                              | <b>LISTED</b>            | B                                                                    |
| <b>ADVERT TYPE</b>       | Bad Neighbour Development                                                                                                                                                 | <b>PUBLISHED</b>         | 28 July 2006                                                         |
| <b>CITY PLAN</b>         | Mixed Development                                                                                                                                                         |                          |                                                                      |

### REPRESENTATIONS/ CONSULTATIONS

Bailie Gordon Matheson

- Letter of support stating the applicant provides unique and valued services in a safe environment to the lesbian, gay, bisexual and transgender community.

The centre is welcomed in the Merchant City.

One letter of objection received from neighbour resident

- The letter states that the facility would attract an influx of unstable, criminal abusive characters into an area already harassed by "homeless people, junkies and drunks with abusive behaviour including sectarian ". The Merchant City should not deteriorate further. It is supposed to be a prime residential area. There is a constant reduction of car parking spaces for residential use. The proposed centre may cause an effective further reduction in these spaces.

**Comment:**

This area of the City Centre, the Merchant City, is identified as within a mixed use principle policy area in the City Plan. As such, a number of uses are acceptable as there is no predominant use in the locale. The upper levels of the building are offices occupied by the City Council. The proposed use is acceptable on this basis.

The matter relating to the proposals generating unstable criminal abusive characters is not considered a valid planning consideration; the objector assumes that visitors to the counselling centre are all unsocial/unstable characters. The issue of unrest in the street would be a matter for the Police.

Due to the location of the unit in the City Centre there are no requirements for off-street parking provision.

Environmental Protection Services

- No objections subject to standard conditions relating noise standards being adhered.

## SITE AND DESCRIPTION

Full Planning and Listed Building Consent are sought for use of an office unit as a Counselling Centre with ancillary health suite and café/bar (refreshment licence) (microwave cooking only) at 84 Bell Street. The unit is one of several ground floor commercial units on the south side of Bell Street. The unit currently trades as "college heights" marketing suite which is an office. The building is listed Category 'B' and lies both within the Merchant City and the Central Outstanding Conservation Area.

It is proposed to make the unit DDA compliant which will result in the removal of the existing steps, infilling this entrance and relocating the entrance within the frontage. The architect has managed to design this in a sensitive manner, recreating the timber stallriser and glazing pattern to the frontage.

The front section of the ground floor at the new entrance will be lowered with a new stair internally and a wheelchair lift introduced. The main function of the ground floor is to provide a reception area, three offices and café/lounge area. The basement area will have three further offices and three meeting areas as well as the health suite and toilets.

The consultation and representations have been detailed at the front section of this report.

## POLICIES

|       |                                                                      |
|-------|----------------------------------------------------------------------|
| DEV 8 | Mixed Development                                                    |
| HER 1 | Conservation Areas                                                   |
| HER 2 | Listed Building (Buildings of Architectural and Historic Importance) |
| SC 13 | Shopfront Alterations and Shop Security                              |

## ASSESSMENT AND CONCLUSIONS

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning authorities when determining applications for planning consent, to do so in accordance with the development plan unless material considerations indicate otherwise. The development plan consists of the Glasgow and the Clyde Valley Joint Structure Plan and the City Plan.

The Glasgow and the Clyde Valley Joint Structure Plan is not specific enough to be relevant to the proposals.

The City Plan Policy DEV 8 'Mixed Development Principle Policy', which the site is identified as within, states that these areas are characterised by a range of uses and activities with no one use predominating. These areas lie generally within the City Centre and Inner Urban Area including the Merchant City. They provide opportunities for new investment and redevelopment and the Council will seek to encourage developments of a mixed nature that contribute to their regeneration. Developments that enhance the amenity and urban design quality of mixed development areas will be encouraged, subject to other policies of the Plan.

### Comment:

The proposed counselling centre and offices are acceptable uses within the City Centre set against this policy background.

HER 1 'Conservation Areas' and HER 2 'Listed Buildings/Buildings of Architectural and Historic Importance' are policies which are concerned with ensuring that developments within the Conservation Area and to listed buildings respect the characteristics of the conservation and that existing buildings are retained or restored in a manner to maintain their existing qualities.

### Comment:

The proposals have been progressed in a sensitive manner to the listing of the building both externally in terms of replicating the frontage in infilling, and internally in terms of the lowering of the floors, introduction of lifts etc. It is considered the application complies with HER 1 and HER 2 of the City Plan.

Policy SC 13 'Shopfront Alteration and Shop Security' sets down guidelines concerning the alteration or replacement of frontages which should be designed to restore the original frontage proportions eg fascia, stallrisers, pilaster details etc.

### Comment:

The alterations to the frontage are acceptable although it is perhaps regrettable that it has been necessary to remove the existing entrance. This has to be balanced against the need to make the unit DDA compliant and the listing of the property. In this case the works respect the character of the frontage with the main elements recreated while the new entrance has been achieved without compromising the frontage and allows disabled persons access into the property.

Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires local authorities when determining applications for Listed Building Consent that they should have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

This advice is reflected in the City Plan policies HER 1 and HER 2 and has been previously discussed.

In considering the policy implications and the comments received from consultees and representations, it is concluded there are no material considerations that would prevent the application being recommended for approval subject to conditions.

**CONDITIONS AND REASONS**

01. The development shall be implemented in accordance with drawing number 2456/P/03, 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. The only method of heating food employed in the premises shall be a microwave oven or other sealed unit (as indicated in the application). No other form of cooking and/or heating of food stuffs shall be utilised within the premises without the prior written approval of the Planning Authority.

**Reason:** In order to safeguard the property itself and the amenity of the surrounding area.

03. 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 (NRC) 35 between the hours of 0700 hours and 2200 hours and Noise Rating Curve (NRC) 25 at all other times.

**Reason:** In order to safeguard the property itself and the amenity of the surrounding area.

04. The proposed new entrance door is not approved as submitted but shall be repositioned within its design to be centralised in the glazed framework. Details of this requirement (including plans, elevation and section drawings at a scale of 1:20) shall be submitted for the written approval of the Planning Authority prior to the commencement of works.

**Reason:** To safeguard the character of the listed building.

**Reason:** In order that the works do not detract from the appearance of the building.

05. The proposed new infill section of the frontage shall match the existing detailing in design and materials exactly including all hardwood mouldings, stall riser and framing.

**Reason:** To safeguard the character of the listed building.

**Reason:** In order that the works do not detract from the appearance of the building.

06. The existing original mouldings and timber panelling to the existing entrance door ingoes to the frontage shall be replicated to the new doorway recess in every aspect of design and materials.

**Reason:** In order that the works do not detract from the appearance of the building.

**Reason:** To safeguard the character of the listed building.

07. No exterior security fittings or canopies shall be allowed to the main frontage.

**Reason:** In order that the works do not detract from the appearance of the building.

**Reason:** To safeguard the character of the listed building.

08. No service fitting including external grilles, mechanical extract systems, boiler flues etc, shall be erected on the Bell Street elevation.

**Reason:** In order that the works do not detract from the appearance of the building.

**Reason:** To safeguard the character of the listed building.

09. The new rear fire exit door shall be constructed in solid timber with no glazed panel. Detailed drawings of this door at 1:20 shall be submitted for the written approval of the Planning Authority prior to the commencement of works.
- Reason:** To safeguard the character of the listed building.
- Reason:** In order that the works do not detract from the appearance of the building.
10. The proposed infill section to the rear elevation (at the office) shall match the existing glazed tile finish in every respect including materials, coursing pattern and colour.
- Reason:** To safeguard the character of the listed building.
- Reason:** In order that the works do not detract from the appearance of the building.
11. All service fittings to the rear elevation shall be factory finished with an appropriate coating system that blends into the background in which they are installed/attached to.
- Reason:** To safeguard the character of the listed building.
- Reason:** In order that the works do not detract from the appearance of the building.
12. New windows to the rear elevation shall match the existing original windows in every respect including design opening method and materials.
- Reason:** To safeguard the character of the listed building.
- Reason:** In order that the works do not detract from the appearance of the building.
13. The premises shall operate the following hours of operation, as indicated in the application: Monday – Saturday 11am – Midnight, Sunday Midday – Midnight.
- Reason:** In order to safeguard the property itself and the amenity of the surrounding area.

#### ADVISORY NOTES TO APPLICANT

01. It is recommended that the applicant should consult with Environmental Protection Services (Environmental Health) concerning this proposal in respect of legislation administered by that Department which is likely to affect this development.
02. Any advertisement, other than that deemed within the terms of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984, to be the subject of an application for express consent.
03. 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.

**PLEASE NOTE THE FOLLOWING:**

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