



Executive Director
Richard Brown

Development and Regeneration
Services
Glasgow City Council
231 George Street
Glasgow G1 1RX
Phone 0141 287 8555
Fax 0141 287 8444

The JTS Partnership LLP
Per Nick Davey
Number One
The Drive
Brentwood
CN13 3DJ

Our ref: DECISION
GCC Application Ref: **19/03645/LBA**

14 May 2020

Dear Sir/Madam

SITE: 17 Drury Street Glasgow G2 5AE

PROPOSAL: Internal and external alterations and display of signage.

I am pleased to inform you that a decision to approve your application, **19/03645/LBA** has now been taken.

A copy of the decision notice is attached with any appropriate conditions/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 **David Drummond** on direct phone **0141 287 6067**, or email [REDACTED] who will be happy to help you.

Yours faithfully

[REDACTED]
for Executive Director of Development and Regeneration Services

Encls.



PLANNING DECISION NOTICE

Listed Building Consent GRANTED SUBJECT TO CONDITION(S)

IN RESPECT OF APPLICATION 19/03645/LBA

Internal and external alterations and display of signage.

AS SHOWN ON THE APPROVED PLAN(S)

17 Drury Street Glasgow G2 5AE

This consent is granted subject to the following **condition(s)** and **reason(s)**:

01. For the avoidance of doubt the proposed wall coverings to the first floor are hereby not approved. A revised scheme of decoration for the first floor area shall be submitted to and approved in writing by the Planning Authority prior to this element of works commencing.

Reason: To safeguard the character of the listed building.
02. No internal partitions shall be erected which will affect windows.

Reason: To safeguard the character of the listed building.
03. For the avoidance of doubt the proposed floodlights on the frontage are hereby not approved. Further details of the proposed lighting installation, including the type, dimensions, locations and colour of fittings, cable routes and associated electrical equipment shall be submitted to and approved in writing by the Planning Authority prior to being installed onto the building.

Reason: To safeguard the character of the listed building and the character of the surrounding conservation area.
04. 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 listed building and the character of the surrounding conservation area.

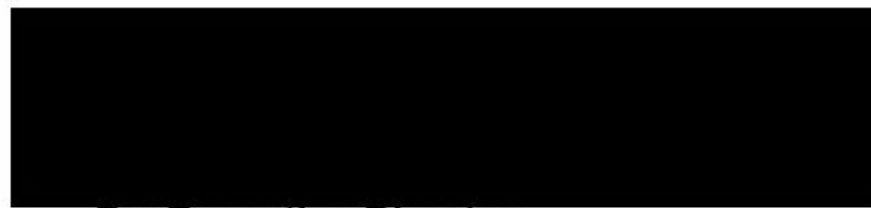
Approved Drawings

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

1. JMDA 1486/112 EXISTING AND PROPOSED ELEVATIONS Received 5 December 2019
2. 100 LOCATION PLAN Received 2 December 2019
3. 1486/102C PROPOSED GROUND FLOOR PLAN Received 2 December 2019
4. 1486/104 PROPOSED FLOOR FINISHES Received 2 December 2019
5. 1486/105 PROPOSED WALL FINISHES Received 2 December 2019
6. 1486/108 DOOR SCHEDULE Received 2 December 2019
7. 1486/110 PROPOSED GROUND FLOOR WORKS Received 2 December 2019
8. 1486/111 TOILET DETAILS Received 2 December 2019
9. 1486/116 B PROPOSED FIRST FLOOR BAR DETAILS Received 2 December 2019
10. 1486/117 SCREEN DETAILS 1 Received 2 December 2019
11. 1486/118 SCREEN DETAILS 2 Received 2 December 2019
12. 1486/125 FIXED SEATING DETAILS GROUND FLOOR Received 2 December 2019
13. 1486/126 FIXED SEATING DETAILS FIRST FLOOR Received 2 December 2019
14. 1486/127 FIXED SEATING DETAILS 2 Received 2 December 2019
15. 1486/128 PROPOSED FIRST FLOOR WORKS PLAN Received 2 December 2019
16. 1486/129 INTERNAL FIRST FLOOR ELEVATIONS Received 2 December 2019
17. 1486/95B PROPOSED FIRST FLOOR PLAN Received 2 December 2019

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

Dated: 13 May 2020



For Executive Director
Development and Regeneration Services
Glasgow City Council

THIS DECISION NOTICE SHOULD BE READ WITH THE ATTACHED ADVICE NOTES

**IMPORTANT NOTES ABOUT THIS GRANT OF LISTED BUILDING/CONSERVATION
AREA CONSENT**

**IT IS YOUR RESPONSIBILITY TO SATISFY YOURSELF WITH REGARD TO THE MATTERS
LISTED BELOW PRIOR TO IMPLEMENTATION OF THE WORKS WHICH ARE THE SUBJECT OF
THIS CONSENT.**

CONDITIONS OF THIS NOTICE

By this notice Glasgow City Council, as planning authority, has approved this proposal subject to conditions which the Council consider necessary to ensure the satisfactory implementation of the proposal. **It is important that these conditions are adhered to and the Council will actively monitor the implementation of the development to ensure this. Failure to comply with conditions may result in enforcement action being taken.**

DURATION OF LISTED BUILDING/CONSERVATION AREA CONSENT

This permission lapses **3 years** from the date on this notice unless the development is begun before then and unless this notice specifies a longer or shorter period. Where there is such a specification, the permission lapses the specified number of years from the date on this notice unless the development is begun before then.

RIGHTS OF APPEAL

If you are not satisfied with the conditions which have been imposed you may appeal to the Scottish Ministers within **3 months** of the date on this notice.

A notice of appeal must be lodged in writing on a form supplied by the Scottish Ministers and the grounds of appeal must be clearly stated. Appeal form P/LBA for a Listed Building Application, or P/CAC for Conservation Area Consent can be obtained by writing to:

Directorate for Planning and Environmental Appeals

**4 The Courtyard
Callendar Business Park
Callendar Road
FALKIRK
FK1 1XR**

Tel: 01324 696 400

Fax: 01324 696 444

E-mail: DPEA@scotland.gsi.gov.uk

The appeal form should be accompanied by copies of this notice, the application forms, plans and any other documents submitted along with the application. **Copies of all these documents should, at the same time, be submitted to Glasgow City Council, Development and Regeneration Services, Development Management, 231 George Street, Glasgow G1 1RX.**

You are required to indicate whether you wish the appeal to be determined on the basis of written submissions or whether you wish a public local inquiry to be held. In most cases an appeal will be dealt with by a person appointed by the Scottish Ministers called a 'Reporter' and the decision which is reached will be final, subject to the right to apply to the Court of Session and petition for judicial review on legal grounds.

DEMOLITION

In cases where a listed building consent authorises a measure of demolition, you must give notice of intention to carry out the work to the:

**Royal Commission on the Ancient and Historical Monuments of Scotland
John Sinclair House
16 Bernard Terrace
Edinburgh
EH8 9NX**

and thereafter, allow the commission a period of up to **three months** for recording purposes, during which, period demolition may not be undertaken, unless the Commission has indicated in writing that its record has been completed.

OWNERSHIP OF THE SITE

This consent only grants permission to develop on land of which you are the owner or have obtained the necessary consents from the owners of land or buildings.

BUILDING WARRANT

This permission does not exempt you from obtaining a Building Warrant under the Building (Scotland) Acts. For further information, please contact Building Standards within Development and Regeneration Services, 231 George Street, Glasgow, G1 1RX on 0141 287 5937.

ROADS CONSTRUCTION CONSENT

This permission does not exempt you from obtaining a Roads Construction Consent under the Roads Scotland Act 1984. For further information please contact Roads and Transportation, within Land and Environmental Services, 20 Cadogan Street, Glasgow, G2 7AD on 0141 287 9000.

WORK INVOLVING GROUND EXCAVATION

The attention of any applicant proposing works involving ground excavation is drawn to the DIAL BEFORE YOU DIG website at www.national-one-call.co.uk. This provides access to information regarding the location of services to prevent damage to plant from uninformed ground excavation.

COMMUNITY BENEFIT

Glasgow City Council (GCC) has developed a policy on Community Benefit to ensure that Glasgow secures the maximum economic and social benefit for residents and businesses from planned investment being made in the city.

The policy introduces measures to encourage:

- the targeted recruitment and training of those furthest from the job market, the long-term unemployed and individuals leaving education
- the advertising of sub-contracted business opportunities
- dedicated support for small to medium sized businesses (SMEs) and social enterprises (SEs) to build capacity.

These elements have been included in the development of the Commonwealth Arena, the Commonwealth Games Athletes' Village and the Hydro Arena at the SECC, among others, with significant success to date.

The Council is now working with Private Sector developers to maximise the impact of their investment in the City, for example Land Securities, developer of Buchanan Galleries. Significant assistance is available from various Public Sector agencies to achieve these outcomes and the support private contractors.

Should you wish to discuss these opportunities in more detail, please contact the Council's Community Benefit Programme Manager on 0141 287 6014.

Further background information on the Community Benefit model can be found at

<http://www.scotland.gov.uk/Publications/2008/02/12145623/1>

