

Our Ref: ND/mac/9083

24 June 2021

Development and Regeneration Services
Glasgow City Council
231 George Street
Glasgow
G1 1RX

Dear Sir/Madam

**Application to Discharge Conditions attached to Listed Building Consent 92/03645/LBA
The Horse Shoe Bar, 17-19 Drury Street, Glasgow, G2 5AE**

We are pleased to enclose details to discharge conditions 01, 03 and 04 of listed building consent 19/03645/LBA dated 14th May 2020.

The listed building consent authorises internal and external alterations and the display of replacement signage. It was determined during the first Covid 19 lockdown and, as there were some outstanding concerns from the Conservation Team, it was agreed that these matters could be dealt with by condition. The outstanding conservation comments were:-

"We are not supportive of the removal of the historic bar counter and cabinetry behind the bar at first floor as we consider that they make a positive contribution to the historic character of the interior. When we visited the site, it was assumed that the counter and the cabinetry behind the bar was being retained with the only alteration to the bar being the extension of the counter (of which we were supportive).

I would also encourage the applicant to reconsider the proposed use of brick slips for the wall behind the bar and the stage area at first floor, with this industrial aesthetic not being particularly sympathetic to the richly decorative wall and ceiling finishes elsewhere. Furthermore the removal of the picture rail should be resisted.

Having reviewed the lighting plan, it does appear as though the number of fittings will be reduced. It may be worthwhile discussing with the applicant whether the proposed lights can be sited more discretely under the cornice?"

The concerns expressed about the changes proposed to the historic bar counter and cabinetry on the first floor were dealt with, during the application process, by the submission of revised details. The concerns set out in the second two paragraphs are subject to conditions 01, 03 and 04.

Condition 01 reads:-

"For the avoidance of doubt, the proposed wall coverings to the first floor are hereby not approved. Revised scheme of decorations for the first floor area shall be submitted to,

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and approved in writing by the Planning Authority prior to this element of work commencing”.

The main issue, in this respect, concerned the ‘perceived industrial aesthetic’ of the decoration scheme. The scheme has been revised and is detailed on Drawing 1486/105B: Proposed Wall Finishes.

Condition 03 reads:-

“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 on the building”.

We include approved External Elevation Drawing 1486/112, which includes an image showing the external elevation and existing lighting. The four ‘carriage lamps’ are being retained as are all cable routes and associated electrical equipment.

The only lighting items that are being changed are the small light fittings that are positioned above the fascia panel. As part of the pre-application process, the Applicant had originally proposed to replace these fittings with a single trough light (which was the same length as The Horse Shoe letters below). The Conservation Team, however, indicated that they would prefer to see the existing fittings upgraded and replaced.

Details of the proposed replacement fittings, which will be in the same position as the existing units shown on approved Drawing 1486/112 are attached. It is proposed to use the 50W Alhaline Asymmetrical units.

Condition 04 reads:-

“All external colours shall be approved in writing by the Planning Authority before they or any relevant materials are used on the site”.

As is detailed on approved Drawing 1486/112, the main building masonry will be painted in Dulux Heritage Ravens Flight Weathershield Diamond Matt Finish with the existing gold decorative moulding remaining that colour. The red tiling, below the two shop windows, will be retained.

We trust that the information submitted to discharge each condition will prove acceptable. If, however, any further clarification is required, please do not hesitate to contact Nick Davey or Ryan Beckworth at this office.

Yours faithfully



Mr N Davey
For THE JTS PARTNERSHIP LLP