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Submitted via ePlanning

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Dear Sir/Madam

Application for Planning Permission and Listed Building Consent for installation of ventilation system and flue to rear elevation of 207 Bath Street, Glasgow G2 4HZ

Please find enclosed an application for Planning Permission and Listed Building Consent for the above proposal on behalf of our client Loki Consulting (the applicant).

The applications comprise of the following documents:

- Planning Permission Application Form
- Listed Building Application Form
- Ownership Certificate
- Location Plan
- Elevations (existing and proposed)
- Floor Plans (existing and proposed)
- Planning Application Fee of £202 paid via BACS

This letter provides a description of the proposed development, an assessment of the impact of the proposal on the listed building and the planning policy requirements of relevance to the application.

Site Description and Proposed Development

The site is located on the south side of Bath Street, between its junctions with Douglas Street and Pitt Street in Glasgow City Centre. Bath Street itself comprises a mix of restaurants, shops, beauty salons, serviced apartments, hotels & student accommodation which is typical of a city centre location. To the rear of the property lies Bath Street Lane which is where service access, refuse and recycling facilities are stored for businesses fronting on to Bath Street and West Regent Street.

The property is a three storey, former commercial building. The basement and ground floor are in Class 4 use, while the first and second storeys are in Class 2 and flatted-dwelling (Sui Generis) use respectively. The premises have no dedicated parking but Sauchiehall Street Car Park is located nearby and the immediate area benefits from excellent public transport links. Charing Cross, Queen Street and Glasgow Central railway stations are located within short walking distance while both Sauchiehall Street and Bath Street serve as principal bus routes between the West End and City Centre. The M8 motorway is nearby via Junctions 17 and 18 at Charing Cross.

The property is Category B Listed (LB32962) and is situated within the Glasgow Central Conservation area. The proposal for which consent is sought would see the installation of a new ventilation system





with external flue at the rear elevation of the building. At present the existing ventilation system, approved in 2001 as a result of application 01/00816/DC, extends from the kitchen area located in the basement level through the upper floors and to the roof. The proposed new ventilation system would be installed in a manner to draw cooking emissions to the second-storey at the rear of the property where the flue would be rerouted through the external wall and would discharge vertically in order to disperse cooking fumes one metre above the height of the eaves.

The proposal would require some limited alteration to the building fabric on the rear elevation at second storey level. Due to the height and position of existing buildings on Bath Street Lane the flue would be largely obscured from view with only the top being visible from street level. Approval would allow the applicant to install a modern ventilation system into the building to support existing uses and which would improve the amenity and comfort of present and future tenants and residents.

Planning History

The recent planning history of the site indicates that approval was granted in October, 2019 for change of use of storey 2 from tattoo parlour (Class 2) as flatted dwelling (Sui Generis) per 19/02214/FUL.

In November, 2001 approval was granted for application 01/00816/DC for the internal and external alterations with installation of extract duct.

Heritage Impact Assessment

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 is the principle legislative test in the determination of the Listed Building Consent application. Section 14 of the Act requires that in considering whether to grant listed building consent the planning authority shall “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”. Section 64(1) of that Act also requires that “special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area”. For the purposes of the application, preserve, in relation to the building, may be interpreted as meaning either to maintain its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character.

207 Bath Street was given Category B listed status on 21 July 1988. The building is described in the designation document as a free renaissance style 3-storey commercial building designed by architect TL Watson in 1880. The significant features of the building are noted as the plate glass sash and case windows and projecting bays which are corbelled out over ground floor with sculpted cornices. The first-floor bays are divided by antae with sculpted heads, pierced cavetto parapets, corniced, architraved windows while the second-floor bays feature stilted segmental arched, arcaded windows which are framed by Corinthian colonettes. The statement of special interest in the building relates to its previous use as the former Philosophical Institute.

All of the significant features of architectural interest in the building are located on the principal elevation fronting on to Bath Street. Given this, it is considered that the principal elevation is the key aspect that is most sensitive to change and it would be desirable to preserve this in its current state. The designation document does not indicate there being any architectural significance to the other elevations of the building nor internally.

While City Development Plan policies do not have the status in a Listed Building Consent application as afforded to them by Section 25 of the Town and Country Planning (Scotland) Act 1997 (as



amended), the applicant has had regard to the principles for the addition of new external fixtures set out in Supplementary Guidance 9 – Historic Environment and Historic Environment Scotland’s Managing Change in the Historic Environment: External Fixtures Guidance (2020).

In this way, the location of the flue through the external wall of the rear elevation at second storey level has been deemed the most appropriate site in order to minimise impact on the architectural integrity and fabric of the building. The rerouting of the flue in this way also ensures that the pipework would be visually imperceptible from the principal elevation of Bath Street and would be significantly obscured from Bath Street Lane thus minimising the visual effect of the new equipment. The flue itself would be constructed of galvanised steel in order to ensure the longevity of the product and would prevent rust and damage to the building fabric. As such, the location, siting and construction of the proposal have been carefully considered in order to ensure that the proposal would not cause any serious detriment to the fabric or character of the listed building.

In this way, the installation of the new ventilation system and external flue would preserve the key features of special architectural or historic interest in the listed building and respect the character and appearance of the wider Glasgow Central Conservation area. As such, the proposal is considered to comply with the provisions of sections 14 and 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and thus consent should be granted.

Planning Policy Assessment

The current local development plan for the site is the Glasgow City Development Plan (2017). CPD1 – Placemaking Principle; CPD2 – Sustainable Spatial Strategy are gateway policies while the CDP identifies the site as being designated within the City Strategic Economic Investment Location (SEIL) area and the Glasgow Central Conservation Area subject to policies **CPD3 – Economic Development and CPD9- Historic Environment** respectively.

CPD Policy 3 – Economic Development: This policy promotes sustainable economic growth by:

- *b) directing industry and business uses to the city’s Economic Development Areas (see Policy and Proposal Map) and safeguarding the City’s SEILs and Areas of City-Wide Economic Importance for these uses;*
- *e) supporting and encouraging existing employment-generating business and industry;*

CPD3 is supported by IPG3 – Economic Development which further identifies the site as within the boundary of the Principal Office Area/Principal Retail and Commercial Area. In this way, the Interim Guidance advises that the Council will support proposal that would maintain and improve the quality of the Principal Office Area by:

- *(i) encouraging the redevelopment and refurbishment of obsolete office floorspace for uses that are consistent with the appropriate spatial guidance*
- *(iii) generally encouraging uses that complement the office function and extend activity outwith office hours, where these accord with local circumstances and other relevant policy and supplementary guidance.*

The proposal would not introduce a change of use but would rather safeguard and support existing uses by improving the quality of the floorspace to provide additional comfort and amenity to building



occupants. The installation of the new ventilation system would require some minor alteration to the rear elevation and would consequently have a limited impact on a small section of the building fabric. The galvanised steel flue structure rerouting at the rear of the property would ensure that the disposal and dispersal of cooking effluence is conducted away from street level and beyond window openings to ensure there was no adverse impact to surrounding properties or their users.

In this way, the proposal is considered acceptable in terms of the provisions of policy CDP Policy 3 – Economic Development and associated supplementary planning guidance.

CPD Policy 9 - Historic Environment: This policy seeks to protect, preserve and, where appropriate, conserve and/or enhance the historic environment. The policy is accompanied by Supplementary Guidance 9 which states that proposal should protect the integrity, character and setting of historic buildings ensuring that:

- 'a) fittings should be sited to minimise their visual impact and to minimise any harm they may have on the character, appearance and setting, of a Listed Building or Conservation Area;
- b) fittings should not be seen from public view at street level;
- c) fittings should not be affixed to the front elevation of a Listed Building or unlisted building in a Conservation Area; and
- d) where fittings are acceptable, they should be painted out or be manufactured in a colour to match the background to which they are attached and be fixed into mortar joints, as far as possible, to prevent damage to masonry or brickwork.'

As shown in the accompanying documentation, the fittings have been sited to the rear elevation to minimise their visual impact. The front elevation of the building would remain entirely unaltered, and the flue would be imperceptible from Bath Street which is the main pedestrian thoroughfare in the area. The proposed alterations would be similar in nature to the existing external fittings and features that are already present and visible on Bath Street Lane and thus are not considered to constitute additional significant harm to the character and setting of the Conservation area. In this way, it is considered that the proposal is acceptable in terms of CPD Policy 9 and SG9 as it will have minimal impact on the Listed Building and the appearance of the Conservation Area.

Summary

This application seeks to obtain Planning Permission and Listed Building Consent for the installation of a new ventilation system and flue to rear elevation of 207 Bath Street, Glasgow.

The proposal has been assessed against the provisions of The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 specifically with regard to the potential impact of the proposals on the listed building and Conservation area. The proposals are considered to preserve the key features of special architectural or historic interest in the listed building and respect the character and appearance of the wider Glasgow Central Conservation area.

The proposal has been further assessed against the relevant policies of the Glasgow City Development Plan in particular Policy 3 – Economic Development which support and encourages existing employment-generating business in the Principal Office and Retail Areas and Policy 9 – Historic Environment which seeks to protect, preserve and, where appropriate, conserve and/or



enhance the historic environment. The proposed development is compliant with the provisions of both these policies, as it will improve the quality of the floorspace in the building to provide additional comfort and amenity to occupants while being of a sufficiently small-scale, and located on the rear elevation, to have limited impact on the listed building and appearance and character of the Conservation Area.

I trust the above and enclosed are acceptable. If you have any questions or require any further details please do not hesitate to contact me at the details below.

Yours faithfully



Murray Rankin MSc MRTPI
Senior Planner

