

9 January 2024



Glasgow City Council
Neighbourhoods, Regeneration and Sustainability
Planning
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Dear Sir/Madam,

53 Bothwell Street, Glasgow

Minor internal and external alterations for the installation of rear extract duct (ePlanning References: 100652798-001 & 002)

This letter accompanies the applications for planning permission and listed building consent for minor internal and external alterations for the installation of rear extract duct ('the proposal') at 53 Bothwell Street, Glasgow ('the site'). The application has been submitted by Savills on behalf of Adapt Real Estate Ltd ('the applicant'), via the ePlanning portal (ePlanning References: 100652798-001 & 002).

The following documentation is submitted via ePlanning in respect of the FUL & LBC applications:

- Application Forms and Certificates;
- Location Plan;
- Floorplans As Existing;
- Floorplans As Proposed;
- Existing Elevations; and
- Proposed Elevations.

Site Description

The premises at 53 Bothwell Street comprises the ground floor retail unit situated within the Category A Listed Mercantile Chambers building (Ref: LB32980). The premises also fall within the Glasgow Central Conservation Area, the International Financial Service District (IFSD) and the City Centre Strategic Economic Investment Location (SEIL) as defined by the adopted Glasgow City Centre Development Plan (CDP) (adopted March 2017).

The ground floor retail unit is currently vacant. It was most recently occupied by Sainsbury's Local under Class 1A of the Town & Country Planning (Use Classes) (Scotland) Order 1997 (as amended). Sainsbury's Local departed the unit in November 2022.

Proposed Development

The proposal involves a change of use from Class 1A (Shops and Financial, Professional and Other Services) to Class 3 (Restaurant) to allow the operation of a new Thai restaurant within the vacant unit. This change of use is acceptable under permitted development rights.

To accommodate the operation of this restaurant at 53 Bothwell Street, the submitted FUL and LBC applications seeks permission for minor internal and external alterations for the installation of rear extract duct to allow the necessary ventilation equipment to enable the operation of a commercial kitchen at the unit.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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Planning Policy Context

The following narrative details planning policy relevant to the assessment of the proposal at 53 Bothwell Street.

National Planning Framework 4

The Scottish Government approved National Planning Framework 4 (NPF4) on 11 January 2023 with adoption formally commencing on 13 February 2023. NPF4 now forms part of the statutory Development Plan and will be used for making decisions on planning applications in Scotland.

NPF4 is the new national spatial strategy for Scotland, which sets out the new spatial principles, regional priorities, national developments and national planning policy. NPF4 carries a host of new provisions inter alia seeking to address the climate change crises and the Scottish Government's net zero obligations.

NPF4 sets out the Scottish Government's priorities and policies for the planning system up to 2045 and how the approach to planning and development will help achieve a net zero, sustainable Scotland by 2045.

The 'Central' Spatial Planning Priorities identified in Part 1 of NPF4 spans the entirety of the Central Belt, taking in the subject site. The priorities for the 'Central' area include:

- *accelerate urban greening;*
- *improve urban accessibility;*
- *local living and 20 minute neighbourhoods;*
- *low-carbon, resilient urban living;*
- *rediscover urban coasts and waterfronts;*
- ***reuse land and buildings; and***
- ***reinvent and future-proof city centres - acknowledging that work to diversify the city centres must be progressed now including providing new homes and revitalising places to create a 24 hour city.***

The proposals meet with the aims and vision of NPF4 which focusses on promoting the re-use of buildings, enhancing the vitality and vibrancy of our towns and cities and encouraging a mix of uses.

There are a number of key NPF4 policies relating to the Proposed Development:

Policy 7: Historic assets and places seeks to enhance and protect historic assets and places while enabling a positive change and encouraging the regeneration of places. The building is Category A listed and located within the Glasgow Central Conservation Area. Therefore, the proposal has carefully considered the location and design of the proposed flue to minimise the impacts on this key heritage building and the setting of the wider conservation area. The ventilation duct has been located within an existing lightwell to ensure it is not visible from Bothwell Street and significantly minimises any visibility from Bothwell Lane due its set back location.

Policy 9: Brownfield, vacant and derelict land and empty buildings aims to encourage, promote and facilitate the reuse of vacant and empty buildings. The previous tenant Sainsbury's Local vacated the premises over one year ago (November 2022) with the premises having been vacant ever since. The Proposed Development seeks to ensure the building is restored to an active beneficial use and does not fall into disrepair. The proposals will enable the occupation of this vacant unit by a viable restaurant operator who will help secure the long term future of the building.

Policy 27: City, Town, Local and Community centres focuses on the improvement of town centres. The policy states development proposals which enhance and improve the vitality and viability of the city centre will be supported and should be consistent with the town centre first approach. The proposal is primarily focused on facilitating a new use within a currently vacant unit within the city centre helping to improve vitality. In addition,

the central location aids the use through the provision of high passing footfall which will ensure the long term use of the site.

Glasgow City Development Plan (2017)

The Glasgow City Development Plan (CDP) was adopted on 29 March 2017 and provides the planning policy framework for determining planning applications within Glasgow City Council administrative area.

As discussed, within the context of the CDP, the site is situated within the Glasgow Central Conservation Area, the International Financial Service District (IFSD) and the City Centre Strategic Economic Investment Location (SEIL).

An assessment of the proposal against the applicable policies within the CDP is set out below, together with commentary in relation to the associated Supplementary Guidance and Interim Planning Guidance.

Policy CDP1 'The Place Making Principle' is applicable to all development proposals in Glasgow City Council administrative area. Policy CDP1 aims to improve the quality of development taking place in Glasgow by promoting a design-led approach. This will contribute towards protecting and improving the quality of the environment, improving health and reducing health inequality, making the planning process as inclusive as possible and ensuring that new development attains the highest sustainability levels.

SG1: Placemaking Supplementary Guidance (SG1) Parts 1 and 2 support Policy CDP1. SG1 Part 1 provides the context and approach to Placemaking established in Policy CDP1 and includes an outline of the processes to be undertaken in preparing new developments. SG1 Part 2 contains detailed assessment criteria including guidance for external fittings including flues. Paragraph 3.11 states external fittings should be located out of sight of public view, on the rear/ side elevations, concealed on a roof or in back yards. The proposed flue is compliant with this guidance as it is to be sited on the rear elevation of 53 Bothwell Street within a lightwell and set back from Bothwell Lane. The ventilation has been sited in a discrete location (within a central lightwell) to minimise visibility and impacts on the listed building.

Policy CDP3 'Economic Development' (Policy CDP1) aims to ensure Glasgow's town centres are vibrant places by reinforcing the City Centre as the primary location for retail, employment, leisure, tourism and evening economy uses. The proposal is compliant with this policy as it will facilitate a new daytime/evening economy use and create wider employment opportunities within the area.

Policy CDP9 'Historic Environment' seeks to protect, preserve and, where appropriate, conserve and/or enhance the historic environment. The historic interest of this Category A listed building is not considered to be diminished as a result of the proposed development, with the proposed flue the only external alteration. The proposal will not have a negative impact on the character of the Mercantile Chambers building or the Glasgow Central Conservation Area as there are no adverse changes to the main streetscape of Bothwell Street or Bothwell Lane given the alteration is proposed on the rear elevation within an existing lightwell.

SG9: Historic Environment provides design guidance for listed buildings and conservation areas. Paragraph 2.85 (external fittings) states proposals for external fittings should comply with the following guidelines:

- 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.*

The proposed flue is sited on the rear elevation within an existing lightwell, set back from Bothwell Lane, and is designed to accord with guideline (d) to minimise the visual impact of the flue and prevent harm to the appearance and setting of the listed building and conservation area. The proposal is therefore in accordance with CPD9 and SG9.

Conclusions

Planning Permission and Listed Building Consent is sought for minor internal and external alterations for the installation of rear extract duct at 53 Bothwell Street to facilitate the operation of a commercial kitchen within a new Thai restaurant. The change of use of this premises to Class 3 is allowed under permitted development.

The foregoing policy assessment demonstrates full planning policy compliance, with no adverse impact on the listed building or conservation area.

The proposal would have a positive impact upon the wider environment by introducing an active use into a vacant premise and will generate new employment opportunities. It will also help reduce the vacancy rate of Bothwell Street. Without the proposed flue, the conversion of this premises to restaurant use will not be possible and it is predicted that the unit would be vacant for a further period. This would be detrimental to the vibrancy of Bothwell Street and the wider City Centre and is considered to be inconsistent with policy objectives.

It is respectfully requested that the proposal is granted planning permission and listed building consent.

Planning Application Fee

A fee of £500 had been paid to Glasgow City Council for the planning application fee.

I look forward to receiving confirmation that the applications have been made valid and to taking forward further discussions with Glasgow City Council as necessary. Please do not hesitate to contact me directly with any queries.

Yours faithfully

A solid black rectangular box used to redact the signature of Alison Flood.

Alison Flood
Graduate Planner