



Executive Director
George Gillespie BEng (Hons) CEng MICE

**Neighbourhoods, Regeneration
and Sustainability**
Glasgow City Council
Exchange House
231 George Street
Glasgow G1 1RX

Karen Reid
Kinmuir
167 Mugdock Road
Glasgow
United Kingdom
G62 8NB

Our ref: DECISION
GCC Application Ref: **21/03423/LBA**

13 May 2022

Dear Sir/Madam

SITE: Flat Ground 5 Lansdowne Crescent Glasgow G20 6NQ
PROPOSAL: Erection of single storey extension to rear of flatted property

I am pleased to inform you that a decision to approve your application, **21/03423/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 **Alison Farrell** on direct phone **0141 287 8683**, or email alison.farrell@drs.glasgow.gov.uk, who will be happy to help you.

Yours faithfully



for Divisional Director of Planning, Housing and Building Standards

Encls.



PLANNING DECISION NOTICE

Listed Building Consent GRANTED SUBJECT TO CONDITION(S)

IN RESPECT OF APPLICATION 21/03423/LBA

Erection of single storey extension to rear of flatted property

AS SHOWN ON THE APPROVED PLAN(S)

Flat Ground 5 Lansdowne Crescent Glasgow G20 6NQ

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

01. A sample of the proposed brick shall be subject to the written approval of the Planning Authority prior to the commencement of construction

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

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

Approved Drawings

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

1. GA02 PROPOSED PLANS A Received 6 May 2022
2. GA03 PROPOSED ELEVATIONS A Received 6 May 2022
3. S01 LOCATION PLAN Received 11 November 2021

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

Dated: 13th May 2022



for Divisional Director of Planning, Housing and Building Standards.

THIS DECISION NOTICE SHOULD BE READ WITH THE ATTACHED ADVICE NOTES

THIS IS AN IMPORTANT LEGAL DOCUMENT AND SHOULD BE KEPT SECURE FOR FUTURE REFERENCE

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

Ground Floor

Hadrian House

Callendar Business Park

Callendar Road

FALKIRK

FK1 1XR

Tel: 0300 244 6668

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, Planning and Building Standards, 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

THIS IS AN IMPORTANT LEGAL DOCUMENT AND SHOULD BE KEPT SECURE FOR FUTURE REFERENCE

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 and Public Safety, 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, 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>

