

Planning Applications

11/00411/DC 2 Craigpark

Applicant Address : 36 Newark Drive G41 4TZ - Agent : Michael Cavanagh 215 Brenfield Road
kasarchitexts@yahoo.co.uk

Owner still noted as GCC. Proposal Conversion of a Nursery into a Guest House (Class 7) with 11 bedrooms – 8 en suite (showers) – 3 without. External boilerhouse and fire escape to be removed. Cost £80k.

DCS have submitted an objection to this application – see attached letter

11/00549/DC 2 Birkenshaw Street

Use and extension of premises for storage and sale of 2nd hand furniture.

11/00306/DC 600-602 Duke Street (Camlachie)

Alterations to Public House, roof terrace, formation of Hot Food Takeaway, Licensed Betting Office and extension to Public House.

DENNISTOUN CONSERVATION SOCIETY



www.dennistounconservationsociety.org.uk

Glasgow City Council
Development and Regeneration Services
Development Management
229 George Street Glasgow G1 1QU

CASE OFFICER FAO Louise Scully

Dear Sirs

FORMER CRAIGIELEA NURSERY, 2 CRAIGPARK, DENNISTOUN G31 - APPLICATION REF 11/00411

On inspection of the above application we were disappointed to find that it is proposed to convert the former Craigielea Nursery into a Guest House rather than being converted back to mainstream residential use in line with the Conservation Area Appraisal and the Local Area Policies which apply in Dennistoun, and wish to lodge an objection.

The proposed cost of the works at £80k is a ludicrously inadequate amount for the project. Having visited the premises during viewing there is a substantial amount of work required especially at basement level to bring the building back to a reasonable standard before the substantial conversion work involved, including compliance with all current building, environmental health and safety and fire regulations. We would request that you interrogate this issue with the applicant to ensure a full understanding that this conversion in a Conservation Area, will require to be carried out to an acceptable standard.

In view of the complex traffic/parking problems in Dennistoun and in particular Craigpark there appears to be no clear definition of where parking would be provided for some 11 no guest rooms.

It was also noted that the GCC is still listed as the owner on the application form and it would therefore appear that the purchase is dependent on Planning Permission being granted by GCC – a clear conflict of interest.

In closing we would request a meeting to discuss some of the above points which we believe are crucial in the assessment of this application, and we look forward to hearing from you.

Yours sincerely

Brian C Johnston

Convenor, Dennistoun Conservation Society

Cc Ranald MacInnes, Principal Inspector, South West Team, Historic Scotland