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PLANNING STATEMENT

16.11.2021

57 WEST REGENT STREET, GLASGOW

**CHANGE OF USE FROM PUBLIC HOUSE (SUI GENERIS) TO NIGHTCLUB (CLASS 11) AND THE
EXTENSION OF OPENING HOURS UNTIL 4.00AM**

01 Background:

The property at 57 West Regent Street, at the heart of the central business district within the Central Area Outstanding Conservation Area, occupies the raised ground floor of a basement five storey and attic red sandstone Victorian office building which is "B" listed in the Register of Listed Buildings. Finished in red ashlar with fine detailing and bay windows, the property is an impressive element on this part of the street. However, notwithstanding the architectural and physical merits of the property it has been vacant for many years as evidenced by the plant growth sprouting from the roof, and is now on the Buildings at Risk Register.

The only occupier of the property is the applicant who currently owns and operates the "Cova" public house in the raised ground floor of the premises.

02 Proposal:

The proposed development will see the change of use of the existing public house into a nightclub and the extension of opening hours until 4.00am

Externally there will be no change to the external fabric of the building.

Internally the existing interior and layout will remain exactly as it is and that includes the dance floor, seating and bar/servery. Existing waste/refuse arrangements will continue as is.

The premises already enjoy the benefits of a late licence, but given the change in the activity to that of a nightclub, an extension to late operating until 4.00am, which is in line with similar nightclubs within the city, is now being sought.

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03 Assessment against policy

In determining any application the local authority are required to assess it in the context of the current approved Development Plan in this case City Development Plan 2.

In that context the appropriate policies/guidance is to be found in:

- SG4** Network of Centres
- CDP1** The Placemaking Principle
- CDP2** Sustainable Spatial Strategy
- CDP3** Economic Development
- CDP9** Historic Environment

These should be read in conjunction with the associated Supplementary Guidance, namely:

- IPG1** Placemaking
- SG9** Historic Environment

Collectively these policies seek to ensure that any proposal makes a positive contribution to the overall well being of the city and in respect of **Policy CDP9** that the historic character and values of the city's heritage are protected and enhanced.

Perhaps **SG4 Network of Centres** is the most significant in that it aims to ensure that notwithstanding the host of other uses in the city centre, that the retail function is protected. In the context of this application this is not relevant as the previous use was as a public house, so there is no loss of retail.

As regards **Policy CDP1, Placemaking Principle**, the change of use of these premises from a public house to a nightclub is at the very heart of the Placemaking principle in that it contributes so much to the living city, a city which effectively operates throughout the twenty four hour cycle. A city that is so much more than a place to be experienced simply for business and leisure, but as a place to live and as such it contributes to the living city which in turn feeds into the sense of place, where communities can be formed and where they can become as one with the commercial cut and thrust of the city. It is this rich combination of uses which creates the dynamic and animated ambience so essential in the formation of Place.

Policies CDP2 and CDP3 build on the essential aim and requirement of **SG4** in seeking to ensure that development within the city is not fleeting, that it is founded in the need to produce a sustainable product that will contribute positively to the economic health of the city through the payment of rates, employment opportunities, income generation and the occupation of properties which otherwise may remain vacant and contribute nothing, yet demand so much.

The evening economy is an essential element in the development of the 24 hour city, and in that respect this is largely provided by the entertainment sector. The proposed nightclub will contribute to that 24 hour economy and at the same time provide a new venue for the clubbers who throng to the city.

In respect of **Policy CDP9 The Historic Environment**, the applicant is mindful of the fact that the property is listed category B, though there is little of any of the original interior still in place. While the interior is no more the exterior has survived and the proposed development does not contain any

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elements which will affect that exterior. In fact the proposed development does not involve any alterations or modifications to the existing interior.

04 Summary:

The proposed development will see the continued use of part of this “B” listed property, and will ensure that in the absence of other occupiers that part of the property is still providing a service to visitors and residents alike. Glasgow is rightly recognised for the range and variety of clubs, diners, bars etc which contribute to the dynamic and vibrant evening and night time economy, and the change of use of this public house into a nightclub will further add to and complement the range of such venues in the city. This change of use can be accomplished with no external or internal alterations to the property, so the streetscape and local ambience will not be affected.

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