

JON FRULLANI ARCHITECT
UNIT 5, DISTRICT 10,
25 GREENMARKET
DUNDEE
DD1 4QB

Town and Country Planning (Scotland) Act 1997 as amended

With reference to the application received on 17 August 2020

Application Reference: 20/00509/FULL

Particulars of Development: Proposed Change of Use from Vacant Offices to 3no. Flatted Dwellings

Site Location: 1/0, 39 Murraygate, Dundee, DD1 2EE

Notice is hereby given that Dundee City Council has GRANTED planning permission for the above development as described in the application and the plans accompanying the application, subject to any conditions attached to this consent :

Condition(s):

1. Prior to the occupation of the proposed flat, hereby approved, the requirements and noise mitigation measures as detailed in the Noise Impact Assessment undertaken by Parker Jones Acoustics Ltd, First Issue, dated 21st October, 2020, requires to be fully implemented to the satisfaction of the Council.
2. Prior to the commencement of works to the proposed flats, full details of the sound insulation performance of the proposed windows and ventilators shall be submitted to the Council for written approval.
3. Prior to first occupation of the residential properties hereby approved, full details of the required electric vehicle charging points shall be submitted to and approved in writing by the Planning Authority. Once approved the approved electric vehicle charging points shall be installed prior to first occupation of the residential properties hereby approved.

Reason(s):

1. In the interests of residential amenity.
2. In the interests of residential amenity.
3. In the interests of sustainable travel measures.

Date of Notice: 11 December 2020

Gregor Hamilton
Head of Planning

Case Officer - Siobhan Johnson Planning Division
E-mail: siobhan.johnson@dundeecity.gov.uk
Tel: (01382) 433717
Dundee House , Floor 6, 50 North Lindsay Street, Dundee DD1 7LS
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THESE NOTES FORM PART OF THE DECISION NOTICE

1. Statutory Timescale : The development must be begun no later than 3 years from the date of this Decision Notice unless a condition of this permission varies that standard timescale.
2. Reasons for the Decision:

In summary, the application has been granted because the proposed change of use to provide three flats is sympathetic to the listed building and would have no significant adverse impact on the listed building, surrounding properties or the Central Conservation Area. The application complies with the relevant policies of the Dundee Local Development Plan and discharges the relevant statutory duties of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. There are no material considerations of sufficient weight that would justify refusal of the application.

3. Any variation of the application under Section 32A of the 1997 Act as amended is detailed below:

None

4. The plans to which this decision relates are referenced as follows:

PLAN TYPE	PLAN REF.	VER. NO.	DATE RECEIVED
Existing Floor Plans	02		17 August 2020
Location Plan	01 (A)		3 December 2020
Proposed Floor Plans	03(A)		3 December 2020
Existing & Proposed Elevations	04	windows	3 December 2020
Sections	05	windows	3 December 2020
Block Plan	06	existing	3 December 2020
Block Plan	07	proposed	3 December 2020

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Design Statement	08	supporting	4 December 2020

5. Statement of deviation from standard timescales specified in Sections 58 or 59 of the 1997 Act as amended.

None

6. Section 75 Agreement

None

7. All conditions should be complied with and the development should be completed in accordance with the approved plans. Failure to do so may result in enforcement action being taken by the Council. Any proposed amendments must be agreed in writing with the Council and may require a further planning application.
8. Should it be necessary to form a temporary access on, or undertake any other works to any public road or footway during the implementation of this permission, you should contact the Council's Network Management Team on 01382 433168 for further information.
9. See attached Guidance Note relating to appeal or review procedures which are applicable.

NOTICE OF INITIATION OF DEVELOPMENT

Reference Number of planning application to which this Notice relates : 20/00509/FULL

Town and Country Planning (Scotland) Act as amended
by the Planning Etc (Scotland) Act 2006 Section 27A(1)

Town and Country Planning (Development Management Procedure)
(Scotland) Regulations - Regulation 37

There is a legal requirement on the person who intends to carry out this development to indicate the date on which they intend to initiate the development on this form. Please complete and return it to the address below as soon as practicable after a date has been selected to start the development and in any event before commencing the development. Failure to do so may lead to the Council taking legal action. It is advisable to keep a copy of the completed form and attach it to the Decision Notice.

If the person in receipt of the application Decision Notice is not the person who will initiate the development please inform them of this requirement.

Date of Decision : 11 December 2020

1 Full name and address of the person intending to carry out the development

Name

Address

.....

.....

Tel No.

E Mail

2 Is the person named in 1 above the owner of the development site?

Yes No..... (tick as appropriate)

If NO please provide below the full name and address of the owner

Name

Address

.....

.....

Tel No.

E Mail

3. If there is a person to be appointed to oversee the carrying out of the development, please provide their name and contact details below

Name

Address

.....

.....

Tel No.

E Mail

Date on which the
development is to
commence

.....

PLEASE SEND THIS COMPLETED FORM TO :

The Enforcement Team, City Development Department, Floor 6, Dundee House,
50 North Lindsay Street Dundee DD1 1LS

OR EMAIL IT TO : planningenforcement@dundeecity.gov.uk

Siobhan Johnson Planning Officer City Development
E-mail: siobhan.johnson@dundeecity.gov.uk

Tel: (01382) 433717

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NOTICE OF COMPLETION OF DEVELOPMENT

Reference Number of planning application to which this Notice relates : 20/00509/FULL

Town and Country Planning (Scotland) Act as amended
by the Planning Etc (Scotland) Act 2006, Section 27B

There is a legal requirement on the person who completes this development to indicate the date of completion on this form. Please return the form to the address below as soon as practicable after the development concerned has been completed.

If the person in receipt of the application Decision Notice is not the person who completes the development please inform them of this requirement.

It is advisable to keep a copy of the completed form and attach it to the Decision Notice.

Date of Decision Notice : 11 December 2020

Full name and address of the person completing the development

Name

Address

.....

.....

Tel No.

E Mail

Date on which the
development was completed

.....

PLEASE SEND THIS COMPLETED FORM TO : The Enforcement Team, City Development
Department, Floor 6 Dundee House, 50 North Lindsay Street Dundee DD1 1LS

OR EMAIL IT TO planningenforcement@dundeecity.gov.uk

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TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 AS AMENDED

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008: Regulation 28 and Schedule 6

Notification to be sent to applicant on refusal of planning permission or on the grant of permission subject to conditions

- 1 If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to:

The Clerk to the Local Review Body
Support Services Department
Dundee City Council
City Square
Dundee
DD1 3BY

E-mail : veronica.thomson@dundeecity.gov.uk

- 2 If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Notes by Dundee City Council

- 1 For the avoidance of doubt the local review procedure is applicable in respect of those applications which the Council has determined in its Scheme of Delegation approved by Scottish Ministers should be decided by its nominated Appointed Officer as opposed to Council Members in Committee.
- 2 Review forms, guidance notes and further details may be obtained from the above address or on the Council's website at

<http://www.dundeecity.gov.uk/citydevelopment/planningappeals> from where further guidance on Local Review procedures is available.

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