

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

Town and Country Planning (Scotland) Act 1997 as amended

With reference to the application received on 30 November 2016

Application Reference: 16/00974/FULL

Particulars of Development: Change of use of listed building from vacant offices to serviced apartments

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. The serviced apartments hereby approved shall not be used for permanent residential accommodation and shall only be used for temporary visitor accommodation and for no other purpose whatsoever. As such, the serviced apartments hereby approved shall only be temporarily occupied for periods of between one (1) and ninety (90) days.
2. Internal noise levels within all habitable rooms shall not exceed NR35 during the day and NR25 during the night. For the avoidance of doubt, daytime is 0700 hours to 2300 hours and night time is 2300 hours to 0700 hours.

Reason(s):

1. In order to retain control over the use of the building and to prevent permanent residential occupation which would not meet the required Development Plan standards for such.
2. To protect the amenity of users of the serviced apartments hereby approved.

Date of Notice: 26 January 2017

Gregor Hamilton
Head of Planning

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:

The proposed development would secure the future of the listed building and has been sensitively designed to retain the character of the building. It meets the requirements of Policy 6, Policy 7, Policy 47, Policy 48 and Policy 50 of the Dundee Local Development Plan 2014.

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
Location Plan	01		30 November 2016
Existing Floor Plans	02	Ground	30 November 2016
Existing Floor Plans	03	First	30 November 2016
Existing Floor Plans	04	Second	30 November 2016
Existing Floor Plans	05	Attic	30 November 2016
Proposed Floor Plans	06	Ground	30 November 2016
Proposed Floor Plans	07	First	30 November 2016
Proposed Floor Plans	08	Second	30 November 2016

Claire Myles Planning Officer City Development

E-mail: claire.myles@dundeecity.gov.uk

Tel: (01382) 433833

Dundee House, Floor 6, 50 North Lindsay Street, Dundee DD1 7LS

PEFULZ

Proposed Plans	Floor	09	Attic	30 November 2016
Supporting Statement		10		30 November 2016

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 : 16/00974/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 : 26 January 2017

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

Claire Myles Planning Officer City Development

E-mail: claire.myles@dundeecity.gov.uk

Tel: (01382) 433833

Dundee House, Floor 6, 50 North Lindsay Street, Dundee DD1 7LS

PEFULZ

NOTICE OF COMPLETION OF DEVELOPMENT

Reference Number of planning application to which this Notice relates : 16/00974/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 : 26 January 2017

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

Claire Myles Planning Officer City Development
E-mail: claire.myles@dundeecity.gov.uk

Tel: (01382) 433833

Dundee House, Floor 6, 50 North Lindsay Street, Dundee DD1 7LS
PEFULZ

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.

Claire Myles Planning Officer City Development
E-mail: claire.myles@dundeecity.gov.uk

Tel: (01382) 433833

Dundee House, Floor 6, 50 North Lindsay Street, Dundee DD1 7LS
PEFULZ