Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
Vernon Terrace Primary School
Vernon Terrace
Northampton
NN1 5HE

Name and address of agent (if any)
Stimpson Walton Bond Architects
59 York Road
Northampton
NN1 5QL

Part I - Particulars of application

Date of Application
26th November 2014

Application No.
NCC Ref: 14/00082/CCDFUL

NBC Ref: N/2014/1344

Particulars and location of development

Reinstatement of cupola at Vernon Terrace Primary School, Vernon Terrace, Northampton, Northamptonshire, NN1 5HE

Part II - Particulars of decision:

The Northamptonshire County Council

Hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:-

Time Limit

1. The development to which this permission relates must be begun not later than the expiration of THREE YEARS beginning with the date of this permission. Written notification of the date of commencement shall be sent to the Planning Authority within 7 DAYS of such commencement.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.
Scope of Permission

2. Unless otherwise agreed in writing by the Planning Authority and except as otherwise required by conditions attached to this planning permission the development hereby permitted shall be carried out in accordance with the following approved documents:

Planning Documents

Application Forms dated 28th October 2014
Planning Statement Revision A dated 7th November 2014

Drawings

- Drawing No. 2014/07/100 Revision B Location Plans, Existing & Proposed Elevations
- Drawing No. 2014/07/105 Revision B Detailed Sections & Elevations
- Drawing No. 2014/07/106 Revision B Proposed Roof Structure & Details

Reason: To specify the approved documents to ensure the development as proposed is permitted and in the interests of amenity protection having regard to Policies S10 and BN5 of the West Northamptonshire Joint Core Strategy 2014.

Materials

3. All new works, and works of making good to the retained fabric, whether internal or external, shall, as far as reasonably practicable, be finished to match the existing building with regard to material, colour, texture and profile. Details of the proposed materials shall be submitted to the Planning Authority for approval in writing before any work is commenced. The works shall be carried out in accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building having regard to Policies S10 and BN5 of the West Northamptonshire Joint Core Strategy 2014.

REASONS FOR APPROVAL

The design and appearance of the proposed replacement cupola is considered to be acceptable, and it is considered that the proposed development will not have a significant impact on visual amenity. Therefore, the proposed development is considered to be acceptable having regard to Policies S10 and BN5 of the West Northamptonshire Joint Core Strategy 2014.

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POSITIVE AND PROACTIVE MANNER STATEMENT

In determining this planning application, the Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

Informative(s)

1. Prior to the commencement of any site works, all occupiers of potentially sensitive properties surrounding the site should be notified in writing of the nature and duration of works to be undertaken, and the name and address of a responsible person, to whom enquiries/complaints should be directed.

2. If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Section, Planning Services, Floor 3, County Hall, Guildhall Road, Northampton, NN1 1AX (Tel: 01604 366700) for advice on the appropriate procedure.

3. The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made.

Date: 22nd December 2014
Signed: 

For Assistant Director of Environment and Planning

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