# Application for Planning Permission

**Town and Country Planning Act 1990**

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.

If you require any further clarification, please contact the Authority's planning department.

## 1. Applicant Name, Address and Contact Details

<table>
<thead>
<tr>
<th>Title</th>
<th>Mrs</th>
<th>First name</th>
<th>Nicola</th>
<th>Surname</th>
<th>Hoy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company name</td>
<td>Northamptonshire County Council</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street address</td>
<td>LGSS Property Services</td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Strategic Project Delivery Team</td>
<td></td>
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<tr>
<td></td>
<td>John Dryden House 8 - 10 The Lakes</td>
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<tr>
<td>Town/City</td>
<td>Northampton</td>
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<tr>
<td>County</td>
<td>Northamptonshire</td>
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</tr>
<tr>
<td>Country</td>
<td>United Kingdom</td>
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<tr>
<td>Postcode</td>
<td>NN4 7DA</td>
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</tr>
</tbody>
</table>

Are you an agent acting on behalf of the applicant?  
☐ Yes  ☐ No

## 2. Agent Name, Address and Contact Details

<table>
<thead>
<tr>
<th>Title</th>
<th>Mr</th>
<th>First Name</th>
<th>Nick</th>
<th>Surname</th>
<th>Stenton</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company name</td>
<td>STENTON OBHI ARCHITECTS</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street address</td>
<td>Office EU1</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Science</td>
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<td></td>
<td>Innovation Centre</td>
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<tr>
<td>Town/City</td>
<td>Milton Keynes</td>
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<td>County</td>
<td>Buckinghamshire</td>
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<tr>
<td>Postcode</td>
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<table>
<thead>
<tr>
<th>Country Code</th>
<th>National Number</th>
<th>Extension Number</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>01908276670</td>
<td></td>
</tr>
</tbody>
</table>

Email address: nstenton@so-architects.co.uk

## 3. Description of the Proposal

Please describe the proposed development including any change of use:

The design is primarily to make alterations and extensions to Block A1. This will focus on three key areas; the front (south east), Side (West) and Rear (South).

To the front, additional space is to be created by virtue of filling the gap between existing classroom 04 and 40 and extending forwards. This will see the addition of a new head teacher’s office, admin office and a reconfigured entrance foyer with an external canopy. The two existing adjacent classrooms to the East of the building, classrooms 38 & 40 respectively, are to be enlarged to 55m².

A new 55m² classroom (Classroom 69) is proposed to the West adjacent to classroom 08 and separated with a new cloak/storage link. Please refer to proposed plans drawing NCC001-107E for details of layout.

The staffroom (room No. 32) is to be extended northwards to create additional space.

Has the building, work or change of use already started?  
☐ Yes  ☐ No
4. Site Address Details
Full postal address of the site (including full postcode where available)

House: [ ]
House name: Irchester Community Primary School
Street address: School Lane
Irchester
Town/City: Wellingborough
County: Northamptonshire
Postcode: NN29 7AZ

Description of location or a grid reference
(must be completed if postcode is not known):
Easting: 492460
Northing: 265870

5. Pre-application Advice
Has assistance or prior advice been sought from the local authority about this application?

Yes ☐ No ☐

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name: [ ]
Title: Mr
First name: Peter
Surname: Moor
Reference: Irchester Primary School
Date (DD/MM/YYYY): 24/11/2014 (Must be pre-application submission)

Details of the pre-application advice received:
Informal comments received from consultations with NCC County Archaeological Advisor, Senior Environmental Planner, Highways DC Officer and the NNJPU Design Officer

6. Pedestrian and Vehicle Access, Roads and Rights of Way
Is a new or altered vehicle access proposed to or from the public highway?

Yes ☐ No ☐

Is a new or altered pedestrian access proposed to or from the public highway?

Yes ☐ No ☐

Are there any new public roads to be provided within the site?

Yes ☐ No ☐

Are there any new public rights of way to be provided within or adjacent to the site?

Yes ☐ No ☐

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes ☐ No ☐

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Please refer to NCC001-007E and NCC010 for details of new pedestrian gates

7. Waste Storage and Collection
Do the plans incorporate areas to store and aid the collection of waste?

Yes ☐ No ☐

If Yes, please provide details:

Please refer to NCC001-110 for details of new bin store

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes ☐ No ☐

If Yes, please provide details:

Please refer to NCC001-110 for details of new bin store

8. Authority Employee/Member
With respect to the Authority, I am:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

Yes ☐ No ☐

If Yes, please provide details of the name, relationship and role:

Northamptonshire County Council's own application

Ref: 04: 6060 Planning Portal Reference:
### 9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

#### Walls - description:
- **Description of existing materials and finishes:**
  - Red facing brick
  - Red painted Panels above windows

- **Description of proposed materials and finishes:**
  - Red facing brick to match existing
  - Red saw-tooth effect brick with colour to match existing
  - Acrylic render where specified
  - PPC aluminium copings to top of parapet walls

#### Roof - description:
- **Description of existing materials and finishes:**
  - Plain clay tiles to original school building
  - Felt Roof on more modern extensions

- **Description of proposed materials and finishes:**
  - Single ply roofing membrane

#### Windows - description:
- **Description of existing materials and finishes:**
  - White PPC aluminium
  - White uPVC

- **Description of proposed materials and finishes:**
  - White PPC aluminium to match existing

#### Doors - description:
- **Description of existing materials and finishes:**
  - White PPC aluminium framed with glass panels

- **Description of proposed materials and finishes:**
  - White PPC aluminium framed with glass panels to match existing

#### Boundary treatments - description:
- **Description of existing materials and finishes:**
  - Existing metal palisade security fence

- **Description of proposed materials and finishes:**
  - Metal palisade fence and gates to match existing

#### Vehicle access and hard standing - description:
- **Description of existing materials and finishes:**
  - Tarmac

- **Description of proposed materials and finishes:**
  - N/a

#### Lighting - add description
- **Description of existing materials and finishes:**
  - As existing

- **Description of proposed materials and finishes:**
  - Bulkheads with ‘eyelids’ and directional wall lighting as requested by environmental officer

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Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?  
If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

- SOa Design & Access Statement V1 (December 2014)
- School Travel Plan 2014 V1.1 (9282232)
- Ground Investigation Report V1 (AG2081-14-U29)
- NCC001-101 - Topographical Survey
- NCC001-102 - Orientation Plan
- NCC001-103A - Block A1 Existing Plans
- NCC001-104 - Block A1 Existing Elevations 1
- NCC001-105 - Block A1 Existing Elevations 2
- NCC001-106A - Block B1 Existing Plans
- NCC001-107E - Block A1 Proposed Plans
- NCC001-108D - Block A1 Proposed Elevations 1
- NCC001-109A - Block A1 Proposed Elevations 2
- NCC001-110 - Location Plan
10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

<table>
<thead>
<tr>
<th>Type of vehicle</th>
<th>Existing number of spaces</th>
<th>Total proposed (including spaces retained)</th>
<th>Difference in spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cars</td>
<td>26</td>
<td>26</td>
<td>0</td>
</tr>
<tr>
<td>Light goods vehicles/public carrier vehicles</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Motorcycles</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Disability spaces</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Cycle spaces</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Other (e.g. Bus)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Short description of Other</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer: Yes
- Package treatment plant: No
- Septic tank: No
- Cess pit: No
- Unknown: No

Are you proposing to connect to the existing drainage system?

- No
- Yes
- Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

- Please refer to existing topographical survey NCC001-010

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

- Yes
- No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
- No

Will the proposal increase the flood risk elsewhere?

- Yes
- No

How will surface water be disposed of?

- Sustainable drainage system: Yes
- Main sewer: No
- Pond/lake: No
- Soakaway: No
- Existing watercourse: No

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development

- No

c) Features of geological conservation importance

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development

- No

14. Existing Use

Please describe the current use of the site:

Existing primary School - Education use

- Is the site currently vacant?
  - Yes
  - No

Does the proposal involve any of the following?

- Yes
- No

If yes, you will need to submit an appropriate contamination assessment with your application.

- Land which is known to be contaminated?
  - Yes
  - No

- Land where contamination is suspected for all or part of the site?
  - Yes
  - No

- A proposed use that would be particularly vulnerable to the presence of contamination?
  - Yes
  - No
15. Trees and Hedges
Are there trees or hedges on the proposed development site?  
☐ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?  
☐ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current ‘BS5837: Trees in relation to design, demolition and construction - Recommendations’.

16. Trade Effluent
Does the proposal involve the need to dispose of trade effluents or waste?  
☐ Yes ☐ No

17. Residential Units
Does your proposal include the gain or loss of residential units?  
☐ Yes ☐ No

18. All Types of Development: Non-residential Floorspace
Does your proposal involve the loss, gain or change of use of non-residential floorspace?  
☐ Yes ☐ No

<table>
<thead>
<tr>
<th>Use class/type of use</th>
<th>Existing gross internal floorspace (square metres)</th>
<th>Gross internal floorspace to be lost by change of use or demolition (square metres)</th>
<th>Total gross new internal floorspace proposed (including changes of use) (square metres)</th>
<th>Net additional gross internal floorspace following development (square metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1 Shops Net Tradable Area</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>A2 Financial and professional services</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>A3 Restaurants and cafes</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>A4 Drinking establishments</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>A5 Hot food takeaways</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>B1 (a) Office (other than A2)</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>B1 (b) Research and development</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
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<tr>
<td>B1 (c) Light industrial</td>
<td>0.0</td>
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<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>B2 General industrial</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
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<tr>
<td>B8 Storage or distribution</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
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<tr>
<td>C1 Hotels and halls of residence</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
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<tr>
<td>C2 Residential institutions</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
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<tr>
<td>D1 Non-residential institutions</td>
<td>1319.4</td>
<td>34.8</td>
<td>168.0</td>
<td>133.2</td>
</tr>
<tr>
<td>D2 Assembly and leisure</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>Other Please Specify</td>
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<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>Total</td>
<td>1319.4</td>
<td>34.8</td>
<td>168.0</td>
<td>133.2</td>
</tr>
</tbody>
</table>

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

<table>
<thead>
<tr>
<th>Use Class</th>
<th>Types of use</th>
<th>Existing rooms to be lost by change of use or demolition</th>
<th>Total rooms proposed (including changes of use)</th>
<th>Net additional rooms</th>
</tr>
</thead>
</table>

19. Employment
If known, please complete the following information regarding employees:

<table>
<thead>
<tr>
<th>Full-time</th>
<th>Part-time</th>
<th>Equivalent number of full-time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing employees</td>
<td>37</td>
<td>26</td>
</tr>
<tr>
<td>Proposed employees</td>
<td>38</td>
<td>30</td>
</tr>
</tbody>
</table>

20. Hours of Opening
If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

<table>
<thead>
<tr>
<th>Use</th>
<th>Monday to Friday Start Time</th>
<th>Monday to Friday End Time</th>
<th>Saturday Start Time</th>
<th>Saturday End Time</th>
<th>Sunday and Bank Holidays Start Time</th>
<th>Sunday and Bank Holidays End Time</th>
<th>Not Known</th>
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</thead>
<tbody>
<tr>
<td>D1</td>
<td>08:00:00</td>
<td>16:00:00</td>
<td></td>
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</tbody>
</table>
21. Site Area
What is the site area? 0.61 hectares

22. Industrial or Commercial Processes and Machinery
Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development? □ Yes □ No

23. Hazardous Substances
Is any hazardous waste involved in the proposal? □ Yes □ No

24. Site Visit
Can the site be seen from a public road, public footpath, bridleway or other public land? □ Yes □ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)
□ The agent □ The applicant □ Other person

25. Certificates (Certificate A)
Certificate of Ownership - Certificate A


I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (“agricultural holding” has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act).

Title: Mr First name: Nick Surname: Stenton

Person role: Agent Declaration date: 19/12/2014 Declaration made

26. Declaration
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date 19/12/2014