

**Town and Country Planning Act 1990****PLANNING PERMISSION**

Name and address of applicant	Name and address of agent (if any)
William Parker School Ashby Road Daventry Northamptonshire NN11 0QF	QMP Spratton Road Brixworth Northampton NN6 9DS

Part I - Particulars of application

Date of Application8th January 2009**Application No.**

NCC – 09/00002/CCD

DDC – DA/2009/0025

Particulars and location of development

Extension to school building including glass atrium, incorporating new entrance, reception, office space and library extension at William Parker School, Ashby Road, Daventry, Northamptonshire NN11 0QF

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:-

Commencement

1. The development to which this relates must be begun not later than the expiration of three years beginning with the date of this permission.

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. Except as otherwise required by conditions attached to this planning permission the development hereby permitted shall be carried out in accordance with the submitted application.

Reason: To define the scope of the permission and in the interest of clarity.

Materials

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those detailed in the application, and shall be in accordance with details/samples of materials submitted to and approved in writing by the County Planning Authority, prior to works commencing on the site.

Reason: To ensure that the proposed development does not prejudice the appearance of the locality and to have regard for saved Policies GS5 (Design) of the Northamptonshire County Structure Plan (2001) and GN2 of the Daventry District Local Plan (1997).

Hours of Construction Works

4. Except as may otherwise be agreed in writing by the County Planning Authority all construction works shall be confined to the hours of 7.30am to 5.30pm Mondays to Fridays and 8.00am to 1.00pm on Saturdays, with no works on Sundays or Public Holidays.

Reason: To protect the amenities of nearby occupiers of property from noise and other disturbance.

Lighting

6. No external lighting shall be installed until a scheme of all lighting provision related to the development hereby permitted has been submitted to and approved in writing by the County Planning Authority. The scheme shall include details of the illuminated signage, and types and height of lights and/or light columns, their location, technical specification, means of preventing or minimising light spillage and the proposed hours of use.

Reason: In the interests of residential and neighbourhood amenity and to have regard for saved Policies GS5 (Design) of the Northamptonshire County Structure Plan (2001) and GN2 of the Daventry District Local Plan (1997).

Landscaping

5. Prior to the commencement of works on the site, a detailed landscaping plan shall be submitted to and approved in writing by the County Planning Authority. The plan shall provide details of the grassed areas, retained and removed trees in the area surrounding the extension, and details of additional plantings,

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particularly the plantings along the walls of the extension. Management proposals for these plantings to ensure they are maintained at an appropriate size and height shall also be included.

6. The approved landscaping plans shall be implemented during the first available planting season following the completion of development. Any trees, shrubs or hedges planted in accordance with the approved scheme shall be maintained and any plants which within five years of planting either die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the County Planning Authority.

Reason for landscaping conditions: To ensure the amenity of the site is maintained through minimising the removal of existing landscaping, and providing adequate additional plantings.

INFORMATIVE

1. For the avoidance of doubt the drawings and documentation to which this decision refers are as follows: -

Application Form – January 2009; Design and Access Statement – December 2008 (QMP Management & Design);

Plans: Site Plan and Block Plan – Ref M4768_1/A/001 – December 2008; Existing Layout Plan – Ref M4768_1/A/002 – December 2008; Proposed Layout Plan – Ref M4768_1/A/003 – December 2008; Proposed Elevations – Ref M4768_1/A/004 – December 2008; Roof Plan – Ref M4768_1/A/018 – December 2008; Proposed Drainage – Ref M4768_1/A/019 – December 2008; Existing Car Park Layout Plan & Proposed Car Park Layout Plan – Ref M4768_1/A/023.

REASONS FOR APPROVAL

In terms of Saved Policies GN2 and EN42 of the Daventry District Local Plan, and Policy GS 5 of the Northamptonshire County Structure Plan, the scale, type and design of the extension is not considered to detract from the amenities of the area, and is considered to enhance the existing built development on the site. In terms of Saved Policy EN42, appropriate security and safety measures will be installed as part of the development. The proposed reconfiguration of the car parking area is acceptable. Landscaping surrounding the extension is considered appropriate to soften the appearance of the building and also appropriate in terms of crime prevention measures. It is considered the development is appropriate in terms of the Saved Policies of both the Daventry District Local Plan and Northamptonshire County Structure Plan and therefore refusal of the application is not justifiable.

Date 25th February 2009

Signed G.P. Watson
For Chief Planning Officer

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1. *If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or the grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Sections 78 and 79 of the Town and Country Planning Act 1990 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/08a Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them having regard to the statutory requirements (a), to the provisions of the development order, and to any direction given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.*
2. *If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment 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 carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.*
3. *In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.*
- (a) *The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.*
4. *Guidance on using the Planning Portal's online appeals service, see leaflet PCS4 available at http://www.planningportal.gov.uk/PpWeb/jsp/redirect.jsp?url=http%3A/www.planningportal.gov.uk/uploads/pins/pcs_a5_leaflet.pdf*

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