



## Town and Country Planning Act 1990

### PLANNING PERMISSION

Name and address of applicant	Name and address of agent (if any)
Governors of Gayton CE Primary School Gayton CE Primary School Bugbrooke Road Gayton NORTHAMPTONSHIRE NN7 3EU	Stimpson Walton Bond Architects 59 York Road Northampton NORTHAMPTONSHIRE NN1 5QL

### Part I - Particulars of application

---

Date of Application	Application No.
15 <sup>th</sup> October 2009	NCC Ref: 09/00070/CCD SNC Ref: S/2009/1039/PCC

---

### Particulars and location of development

Extension to existing hall at Gayton Primary School, Bugbrooke Road, Gayton, Northamptonshire, NN7 3EU

---

### 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.

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 on the existing school building, 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 is in keeping with the existing building and does not prejudice the appearance of the locality with regard to saved policy G3 of the South Northamptonshire Local Plan (1997).

### **Hours of Construction**

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

REASON: To protect the amenities of neighbouring properties from noise and other disturbance in accordance with saved policy G3 of the South Northamptonshire Local Plan (1997).

### **Informatives**

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

Drawing Nos. 2848/304, 2848/305, Planning Support Statement dated 13<sup>th</sup> October 2009 and Design Access Statement dated 16<sup>th</sup> September 2009.

2. Prior to the commencement of any site works, all 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.
3. With respect to construction works to be carried out in close proximity to and using Public Rights of Way as access, please note the following standard requirements:-
  - i. The routes must be kept clear, unobstructed, safe for users, and no structures or material placed on the right of way at all times.

**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.

- ii. There must be no interference or damage to the surface of the right of way as a result of the construction. Any damage to the surface of the path must be made good by the applicant, specifications for any repair or surfacing work must be approved by this office, under s131 HA1980.
- iii. If as a result of the development the Right of Way needs to be closed by applying for a Temporary Traffic Regulation Order. An Application form for such an order is available from Northamptonshire County Council website, a fee is payable for this service and a period of six weeks notice is required. Please follow the link below:

[www.northamptonshire.gov.uk/en/councilservices/transport/row/legal/pages/temptros.aspx](http://www.northamptonshire.gov.uk/en/councilservices/transport/row/legal/pages/temptros.aspx)

- iv. Any new path furniture (e.g. gates preferred over stile) needs to be approved in advanced with the Access Development Officer, standard examples can be provided.
4. 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, PO Box 163, County Hall, Guildhall Road, Northampton, NN1 1AX (Tel: 01604 236700).
  5. 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.

## REASONS FOR APPROVAL

The position, size and design of the proposed hall extension is considered to be acceptable and generally in keeping with the overall character and appearance of the existing school. It is also considered that the proposed extension will not have a significant adverse impact on the residential amenity of neighbouring properties in Bugbrooke Road and Hillcrest Road. The application is therefore considered to be acceptable in accordance with policy 2 of the East Midlands Regional Plan (March 2009) and saved policies G3 and EV1 of the South Northamptonshire Local Plan (October 1997) that seek to raise the standard of design and protect the amenities of adjoining properties.

Date: 7<sup>th</sup> January 2010

Signed: 

For Chief Planning Officer

**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.

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](http://www.planningportal.gov.uk/PpWeb/jsp/redirect.jsp?url=http%3A/www.planningportal.gov.uk/uploads/pins/pcs_a5_leaflet.pdf)

**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.