Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
Bovis Lend Lease Consulting Ltd
c/o Property Asset Management
Northamptonshire County Council
PO Box 128, County Hall
Northampton
NN1 1AS

Name and address of agent (if any)
PHP Architects
The Old Rectory
Milton Malsor
NORTHAMPTON
NN7 3AQ

Part I - Particulars of application

Date of Application
21st October 2009

Application No.
NCC Ref: 09/00071/CCD
KBC Ref: KET/2009/0653/NCC

Particulars and location of development

Erection of two single storey extensions to provide two new classrooms, studio, reception, offices, administration accommodation and construction of a new multi-use games area at Mawsley Primary School, Scholars Row, Mawsley, KETTERING, NN14 1GZ

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

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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 following approved plans:


REASON: For the avoidance of doubt and in the interests of proper planning.

Materials

3. All materials on the proposed extension shall match those on the existing adjoining building as closely as possible with regard to type, colour and texture.

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 Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Travel Plan

4. Prior to the occupation or use of the development hereby permitted, and in any event no later than 12 months from the date of this permission, the existing School Travel Plan shall be reviewed and updated and submitted to the County Planning Authority for its approval. The School Travel Plan shall be based on National School Travel Plan Criteria including on Up to Date School Travel survey work, assessment of the results of this work, consideration of options and shall result in the formulation of an Action Plan, all of which shall be undertaken in regular consultation with the County Council’s Travel Plan Team.

REASON: To reduce the number of car borne journeys related to the development and to encourage the use of means of transport other than the private car in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

Hours of Construction

5. 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. During school term construction traffic

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www.securedbydesign.com. This makes the property difficult to sell and a less desirable target by thieves.

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. 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).

4. 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

It is considered that the proposed extensions and external works would not have a significant adverse impact upon residential amenity in terms of traffic, highway safety and amenity issues which would justify refusal of the planning application. The location, size and design of the new extensions are considered to be acceptable and the proposed development is considered to be acceptable having regard to Policy 13 (General Sustainable Development Principles) of North Northamptonshire Core Spatial Strategy (2008).

Date: 15th April 2011

Signed: [Signature]

For Chief Planning Officer

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or deliveries shall not be permitted to enter or leave the site between 08.15am to 09.00am and 14.45pm and 15.45pm.

REASON: To protect the amenities of neighbouring properties from noise and other disturbance in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Informative(s)

1. The applicant’s attention is drawn to the following informative comments made by the Crime Prevention Design Advisor:-

- The security standard for external school doors is the Loss Prevention Certification Board (LPCB) security standard LPS1175 SR 1 and doors manufactured in accordance with the standard must be installed. All external doors should have a form of access control managed by a member of staff or linked in to the reception desk.

- All ground floor and other accessible or vulnerable windows must be independently certificated to BS7950 (Windows of Enhanced Security), or the Loss Prevention Certification Board (LPCB) security standard LPS1175 SR 1. These same windows must also use laminated glazing of at least 6.4mm in thickness. In addition, the style and design of any opening window needs careful consideration. Higher risk locations will require greater protection commensurate with risk. Sills should be shallow and steeply angled to prevent them being used as climbing aids, seats, or litter points.

- The building should have an intruder alarm system installed in compliance with Association of Chief Police Officers (ACPO) Security Alarm Policy. This ensures that the technical aspects of the alarm specification will result in a police response to a confirmed activation on site. I would also suggest an internal alarm that can be zoned. This will allow areas to be protected that are not in use, while allowing other areas to be used. The Design and access statement does mention an alarm.

- Lighting should be installed that is compliant with BS5489 Part 1: 2003 for all external public areas including the car park and building shell. A careful decision has to be taken when considering whether to light an area that is not overlooked. Lighting an area that has no surveillance will only assist an offender in viewing their target. Also, if CCTV is to be present, then lighting should be compatible with, and facilitate, the system.

- The flat roof should be designed to prevent youths climbing on to the roofs. This can be done with anti-climb fascias that either over-hang or point upwards.

- High value property (computers, projectors and technical equipment) should clearly and permanently be marked with etching solution with the School name and postcode. Details of marking products can be found on

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