Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
NCC – c/o Bovis Lend Lease Consulting
PO Box 128
County Hall
Northampton
NN1 1AS

Name and address of agent (if any)
GHM Consultancy Group
Wheatheampstead Place
Wheatheampstead
Hertfordshire
AL4 8SB

Part I - Particulars of application

Date of Application
Received – 25th March 2010
Valid – 1st April 2010

Application No.
NCC – 10/00024/CCD
NBC – N/2010/0317

Particulars and location of development

Single storey extension to existing school to replace existing temporary classrooms on the school site and provide three post 16 classrooms, a drama room, a sensory room and a hygiene room at Northgate School and Arts College, Queens Park Parade, Northampton, NN2 6LR

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 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: i.e. Application Form, dated 24th March 2010; Planning Application Supporting Statement, prepared by GHM Rock Townsend dated February 2010; Drawing No. LEGE0074_E01A – Existing Elevations; Drawing No. LEGE0074_S01A – Existing Sections; Drawing No. LEGE0074_T01RevA – Topographical Survey; Drawing No. E00-005 Rev P1 – Elevations as Proposed; Drawing No. L00-001 Rev P1 – Site Plan as Existing; Drawing No. L00-002 Rev P1 – Site Plan as Proposed; Drawing No. L00-003 Rev P1 – Ground Floor Plan as Proposed; Drawing No. L00-004 Rev P1 – Roof Plan as Proposed; Drawing No. L00-007 Rev P1 – Rendered Views as Proposed; Drawing No. L00-008 Rev P1 – 3D Views as Proposed; Drawing No. L00-009 Rev P1 – Location Plan; Drawing No. S00-006 Rev P1 – Sections as Proposed; Plan 1 – Site Plan showing location of temporary parking.

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

Hours of Construction Works

3. 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, Public or Bank Holidays.

Reason: To protect the amenities of nearby occupiers of property from noise and other disturbance and in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997).

Construction Delivery Vehicles

4. Except as may otherwise be agreed in writing by the County Planning Authority all construction delivery vehicles shall not enter or leave the site during the hours of 8.00am to 9.30am and 2.30pm to 4.00pm Mondays to Fridays.

Reason: To safeguard the pupils and parents at Northgate School and Arts College and reduce congestion in the area in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997).

Temporary Parking Area

5. Except as may otherwise be agreed in writing by the County Planning Authority a temporary parking area shall be created by laying plastic matting over part of the grassed area at the front of the school as shown on Plan 1 Site Plan Showing Location of Temporary Parking. The temporary parking area shall remain during the construction period relating to this development and the area reinstated to grass upon completion of the development.

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.
Reason: In the interests of highway safety in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997).

Materials

6. All materials and finishes on the proposed extensions shall be carried out as proposed in the submitted application unless otherwise agreed in writing by the County Planning Authority.

Reason: In the interests of visual amenity and in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997).

REASONS FOR APPROVAL

The design and appearance of the proposed extension is considered to be acceptable and would adequately reflect the character and appearance of the local area. The recommendations received from the Crime Prevention Design Advisor are to be incorporated into the proposal and the need for temporary parking during the construction period can be dealt with by the imposition of a planning condition. As no further issues were raised, it is considered that the proposed development is acceptable in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997).

Date: 18th May 2010

Signed: [Signature]

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.