



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant	Name and address of agent (if any)
Children & Young People's Services Northamptonshire County Council John Dryden House 8-10 The Lakes Northampton NN4 7DD	Sursham Tompkins & Partners Cottage Farm Mears Ashby Road Sywell Northampton NN6 0BJ

Part I - Particulars of application

Date of Application	Application No.
17 th March 2010	NCC Ref: 10/00027/CCD DDC Ref: DA/2010/0289

Particulars and location of development

Extension and refurbishment of existing building to form new Children's Centre at Brixworth uplands, Church Street, Brixworth, Northampton, NN6 9BZ

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

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.

Purchase Act 2004.

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:

Application Forms dated 17th March 2010

RT-MME-107599-01	Habitat Survey dated June 2010-08-03
RT-MME-107908	Initial & Nocturnal Bat Survey dated July 2010
09.09.011	Geotechnical Investigation dated October 2009
Planning Support Statement	Revision B dated June 2010
Drawing No. 4549/100	Location Plan, Scale 1:1250
Drawing No. 4549/101	Site Plan, Scale 1:500
Drawing No. 4549/20 Rev A	Survey as Existing
Drawing No. 4549/21 Rev D	Proposed Scheme
Drawing No. 4549/26 Rev B	Site Layout & External Works

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

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 which shall be submitted for approval to the County Planning Authority in writing, prior to works commencing on the site.

REASON: To ensure the use of appropriate materials in the interests of preserving or enhancing the character and appearance of the Conservation Area in accordance with saved Policies GN2, EN2 and EN42 of the Daventry District Local Plan (1997).

Doors and Windows

4. Prior to commencement of works, details of all new external window and door joinery shall be submitted to and approved in writing by the County Planning Authority. The works on doors and windows shall be in accordance with the details as approved.

REASON: To protect the character and appearance of the building and its impact on the Conservation Area in accordance with saved Policies GN2, EN2 and EN42 of the Daventry District Local Plan (1997).

Rainwater Goods

5. All rainwater goods shall be black powder coated aluminium unless otherwise agreed in writing by the County Planning Authority.

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REASON: To protect the character and appearance of the building and its impact on the Conservation Area in accordance with saved Policies GN2, EN2 and EN42 of the Daventry District Local Plan (1997).

Repointing

6. Any repointing of the building shall be completed using techniques and materials so as to match the pointing on the existing building.

REASON: To protect the character and appearance of the building and its impact on the Conservation Area in accordance with saved Policies GN2, EN2 and EN42 of the Daventry District Local Plan (1997).

No External Services

7. No plumbing, pipes or other services other than those shown on the approved drawings shall be located on the exterior of the listed building(s) without the prior approval in writing by or on behalf of the County Planning Authority.

REASON: To protect the character and appearance of the building and its impact on the Conservation Area in accordance with saved Policies GN2, EN2 and EN42 of the Daventry District Local Plan (1997).

Hours of Operation

8. Except as may otherwise be agreed in writing by the County Planning Authority the use hereby permitted shall be restricted to between the hours of 0800 and 1800 on Monday to Friday inclusive and 0900 to 1300 on Saturdays and at no time on Sundays, Public and Bank Holidays and no organised events shall take place at the Children's Centre except between the hours of 0930 and 1430 and 1630 and 1800 Monday to Friday and 0900 to 1300 on Saturdays.

REASON: In the interests of pedestrian and highway safety at peak hours and to safeguard the amenities of the occupiers of properties in the vicinity of the site in accordance with saved Policy GN2 of the Daventry District Local Plan (1997).

Crime Prevention

9. The development hereby permitted shall incorporate measures to minimise the risk of crime and to meet the specific needs of the application site and the development. Details of these measures shall be submitted to and approved in writing by the County Planning Authority, and implemented in accordance with the approved details.

REASON: In the interests of security and crime prevention in accordance with saved Policies GN2 and EN42 of the Daventry District Local Plan (1997).

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Hours of Construction

10. 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, Public or Bank Holidays.

REASON: To protect the amenities of neighbouring properties from noise and other disturbance in accordance with saved Policy GN2 of the Daventry District Local Plan (1997).

Travel Plan

11. Prior to the occupation or use of the development hereby permitted, and in any event no later than 6 months from the date of this permission, a detailed Travel Plan shall be submitted to the County Planning Authority for its approval in writing. The plan as approved shall thereafter be implemented, (see Informative 2 at the end of this permission).

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 saved Policy GN2 of the Daventry District Local Plan (1997).

Protection of breeding birds

12. No works involving the roof shall be undertaken during the months of March to August inclusive, unless an ecologist report is submitted to demonstrate that breeding birds will not be affected and this has been approved in writing by the County Planning Authority.

REASON: To ensure that breeding birds are not adversely affected in accordance with saved Policy GN2 of the Daventry District Local Plan (1997).

13. Should any damage or removal be required to the existing house martin nest present on the building, then a replacement fake nest should be erected in the same location before the end of the March following completion of the roofing works.

REASON: To ensure that breeding birds are not adversely affected in accordance with saved Policy GN2 of the Daventry District Local Plan (1997).

Informative(s)

1. 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.


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2. The applicant is advised that the Travel Plan should be reviewed on an annual basis and updated where appropriate to reflect any changes in circumstances.
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 development 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. Therefore, the proposed development is considered to be acceptable having regard to Saved Policies GN1, GN2, EN2 and EN42 of the Daventry District Local Plan.

Date: 4th August 2010

Signed: 

For Chief Planning Officer

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