Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
NCC Property Asset Management
County Hall
PO Box 128
Northampton
NN1 1AS

Name and address of agent (if any)

Part I - Particulars of application

Date of Application
Received – 8th July 2010
Valid – 9th July 2010

Application No.
NCC – 10/00050/CCD
NBC – N/2010/0625

Particulars and location of development
Change of Use of one area of Eleanor Lodge from Class C2 (Residential Institutions – Use for the provision of residential accommodation and care to people in need of care) to Class B1 (Office Use) at Eleanor Lodge, 25 Camborne Close, Northampton NN4 8PH

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.

Scope of Permission

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

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.
accordance with the submitted application: i.e. Application Form, dated 8th July 2010; Planning Application Supporting Statement, dated April 2010; Letter from Jill Welch, Registered Manager, received 9th August 2010; Drawing No. N0215A – Site Plan; Drawing No. N0215A – Appendix 1 Ground Floor Building Plan; Drawing No. N0215A – Appendix 2 First Floor Building Plan.

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

3. The use hereby permitted shall be carried out only by Social Care, Northamptonshire County Council and shall be limited to the period during which the premises are occupied by Social Care, Northamptonshire County Council.

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

4. The maximum number of office based staff and carers on site at any one time shall be limited to a maximum of seven persons unless otherwise agreed in writing by the County Planning Authority.

**Reason:** To safeguard the amenities of nearby residents and to comply with Saved Policy E20 of the Northampton Local Plan (1997).

**Hours of Operation**

5. The office shall only be manned between the hours of 7.00am and 11.00pm seven days a week.

**Reason:** To safeguard the amenities of nearby residents and to comply with Saved Policy E20 of the Northampton Local Plan (1997).

**REASONS FOR APPROVAL**

A self contained part of Eleanor Lodge is proposed to change from a respite unit for adults with Learning Disabilities (Use Class C2) to an office for the Specialist Dementia Care Service (Use Class B1). The objection raised by Northampton Borough Council regarding the impact on residential amenity has been carefully considered. The proposed office use is considered small scale and therefore this issue would not justify refusal of the application. Adequate safeguards have been put in place to ensure that the change in use would not result in an adverse impact on neighbour amenity. As no further issues were raised, it is considered that the proposed development is acceptable in accordance with Saved Policy E20 of the Northampton Local Plan (1997) and the application should be approved subject to the conditions above.

Date: 2nd September 2010
Signed: ........................................

For Chief Planning Officer

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