



**Town and Country Planning Act 1990**

**PLANNING PERMISSION**

**Name and address of applicant**

Danesholme Infant School  
Motola Close  
Danesholme  
Corby  
NN18 9DT

**Name and address of agent (if any)**

Philip Horne Architectural Services  
80A Water Lane  
Wootton  
Northampton  
NN4 6HG

**Part I - Particulars of application**

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**Date of Application**

Valid – 23<sup>rd</sup> May 2011

**Application No.**

**NCC** – 11/00028/CCD  
**CBC** – 11/00199/COC

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**Particulars and location of development**

Creation of a first floor to existing single storey building to provide staffroom at Danesholme Infant School, Motala Close, Danesholme, Corby NN18 9DT

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**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. Written notification of the date of commencement shall be sent to the County Planning Authority within 7 days of such commencement.

**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 20<sup>th</sup> May 2011; Supporting Statement dated June 2011; Design and Access Statement dated June 2011; Drawing No. 10/1073/100 – Site Plan and Block Plan; Drawing No. 10/1073/01 – Survey Plans; Drawing No. 10/1073/02 – Survey Elevations; Drawing No. 11/1073/03 – Scheme Ground Floor Plan; Drawing No. 11/1073/04 – Scheme First Floor Plan; Drawing No. 10/1073/05 A – Scheme Elevations-01; Drawing No. 10/1073/06 A – Scheme Elevations-02.

**Reason:** For the avoidance of doubt and in the interests of amenity with regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

## 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, with no works on Saturdays, 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 13 of the North Northamptonshire Core Spatial Strategy (2008).

## Construction Delivery Vehicles

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

**Reason:** To safeguard the pupils and parents at Danesholme Infants School and reduce congestion in the area in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

## Materials

5. All materials and finishes on the proposed extension shall be carried out as proposed in the submitted application (as amended) unless otherwise agreed in writing by the County Planning Authority.

**Reason:** In the interests of visual amenity and in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

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**INFORMATIVES**

1. Prior to the commencement of any site works, all occupiers of potentially 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.
2. Contractors and sub contractors must have regard to BS 5228-2:2009 "Code of Practice for Noise Control on Construction and Open Sites" and the Control of Pollution Act 1974.
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 proposed shown on the approved drawings you should contact the Development Control Section, Planning Services, 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**

A small scale first floor extension is proposed at Danesholme Infant School to provide a new staffroom with small kitchenette in order to address a lack of adequate staff facilities and provide more ground floor office space as a result of internal alterations. The original objection from Corby Borough Council has been removed following a revised scheme which is considered to be a more acceptable solution in terms of appearance and appropriate use of materials. 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. As no further issues have been raised, it is considered that the proposed development is acceptable in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Policy 13 of the North Northamptonshire Core Spatial Strategy (2008) and the application should be approved subject to the conditions above.

Date 21<sup>st</sup> July 2011 .....

Signed G.P. Watson .....

For Chief Planning Officer

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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)*

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