Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant: NCC (Student Services)
County Hall
Room 15
Northampton
NN1 1DN

Name and address of agent (if any):
Gleeds Building Surveying Ltd
Wilford House
1 Clifton Lane
Wilford
Nottingham NG11 7AT

Part I - Particulars of application

Date of Application: Valid - 28th July 2011
Application No.: NCC – 11/00043/CCD
KBC – KET/2011/0487

Particulars and location of development:
Installation of 1no external air handling unit above garage roof with steelwork supports and replacement of roof cowl to kitchen pitched roof at Wren Spinney Special School, Westover Road, Kettering NN15 7LB

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:

- Application Form, dated 8th July 2011;
- Design Statement, dated 4th August 2011;
- Ventilation & Extraction Statement, Ref. 101655/02 June 2011;
- Drawing No. 101655-02/M/1200 T2 – Proposed Mechanical Services to Kitchen Refurb;
- Drawing No. NTQS1267/7010/01 – Existing Layout;
- Drawing No. NTQS1267/7010/03A – Proposed Layout;
- Drawing No. NTQS1267/7010/05B – Existing and Proposed Elevation;
- Drawing No. NTQS1267/7010/07A – OS Plan.

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 07.30 to 17.30hrs 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).

Materials

4. All materials and finishes on the proposed development 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 13 of the North Northamptonshire Core Spatial Strategy (2008).

Operating Hours

5. Except as may otherwise be agreed in writing by the County Planning Authority the use hereby permitted shall be restricted to the hours of 10.00 and 14.00hrs on Monday to Friday during term time only.

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).

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1. The applicant’s attention is drawn to their commitment to using a standard green mineral felt with a 15 year guarantee to the new flat roof.

2. 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.

3. 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.

4. 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).

5. 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

An external air handling unit is proposed above the garage at Wren Spinney Special School as a result of internal kitchen refurbishments to comply with NCC’s Hot School Meal Plan. This initiative aims to provide the opportunity for a hot school meal to all pupils in school's across the county which will promote health and well being benefits and this is considered to provide significant weight in support of the application. The original objection from Kettering Borough Council has been removed following a revised design scheme which incorporates a louvre screen to obscure the plant and guardrail from view. 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 7th October 2011 Signed .......................................................... 
For Assistant Director of Environment and Planning

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