Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
Lend Lease Consulting Ltd
c/o NCC (Property Asset Management)
County Hall
Northampton
NN1 1AS

Name and address of agent (if any)
PHP Architects
The Old Rectory
Rectory Lane
Milton Malsor
Northampton
NN7 3AQ

Part I - Particulars of application

Date of Application
26 August 2011

Application No.
NCC – 11/00055/CCD
KBC – KET/2011/0549/NCC

Particulars and location of development
Construction of a single storey extension to provide 3 new classrooms and ancillary area with WCs, group room and site supervisor's office and a first floor extension to plantroom at Mawsley Primary School, Scholars Row, Mawsley, Kettering, NN14 1GZ

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 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 following approved plans:


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

Materials

3. All materials on the proposed extension shall match those on the existing adjoining building as closely as possible with regard to type, colour and texture.

4. A detailed scheme indicating the positions, design, materials and type of screen walls and fences to be erected around the pump house and sprinkler tank shall be submitted to the County Planning Authority for approval in writing. The scheme shall be fully implemented prior to use of the pump house and sprinkler tank.

REASON: To ensure that the proposed development is in keeping with the existing building and does not prejudice the appearance of the locality with regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Noise

5. Prior to the commencement of development, a scheme to mitigate any fixed noise sources from the new plant equipment to be installed shall be submitted to the County Planning Authority for approval in writing. The scheme shall be fully implemented prior to use of the new equipment.

REASON: To prevent an increase in background noise levels and to protect the amenity of any residents in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Secured by Design

6. Prior to the commencement of development, a scheme detailing the security standards to be incorporated within all openings associated with the development shall be submitted to the County Planning Authority for approval in writing. The scheme shall be in accordance with the recommendations of Secured by Design and fully implemented prior to the occupation and use 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 Educational Needs and Disability Act 2001 should also be adhered to wherever appropriate.
REASON: In the interest of security in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Travel Plan

7. Prior to the occupation or use of the development hereby permitted, and in any event no later than 12 months from the date of this permission, the existing School Travel Plan shall be reviewed and updated and submitted to the County Planning Authority for its approval. The School Travel Plan shall be based on National School Travel Plan Criteria including on Up to Date School Travel survey work, assessment of the results of this work, consideration of options and shall result in the formulation of an Action Plan, all of which shall be undertaken in regular consultation with the County Council’s Travel Plan Team. The School Travel Plan shall be reviewed and updated on an annual basis.

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 Policy 13 of the North Northamptonshire Core Spatial Strategy.

Hours of Construction

8. 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, or Public Holidays. During school term construction traffic or deliveries shall not be permitted to enter or leave the site between 08.15am to 09.00am and 14.45pm and 15.45pm.

REASON: To protect the amenities of neighbouring properties from noise and other disturbance in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

REASONS FOR APPROVAL

It is considered that the proposed extension, pump house and sprinkler tank would not have a significant adverse impact upon residential amenity in terms of traffic and amenity issues which would justify refusal of the planning application. The location, size and design of the new extensions are considered to be acceptable and the proposed development is considered to be acceptable having regard to Policies 13 (General Sustainable Development Principles) and 14 (Energy Efficiency and Sustainable Construction) of North Northamptonshire Core Spatial Strategy (2008).

Date: 21st October 2011

Signed

For Assistant Director of Environment and Planning

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