



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
NCC (Property Asset Management)
John Dryden House
8-10 The Lakes
Northampton
NN4 7YD

Name and address of agent (if any)
Gotch, Saunders & Surridge
2 Spencer Parade
Northampton
NN1 5AA

Part I - Particulars of application

Date of Application

13 April 2012

Application No.

NCC – 12/00023/CCD
SNC – S/2012/0613/PC

Particulars and location of development

Single storey extension at Cogenhoe Primary School, York Avenue, Cogenhoe, Northampton, NN7 1NB

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. 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 11 April 2012; Drawing No. SK15 – Site Location Plan; Drawing No. S1 Rev B – Existing Floor Plan; Drawing No. SK11 Rev C – Proposed Classroom Extension Plan; Drawing No. SK12 – Proposed Classroom Elevations; Drawing No. SK13 – Proposed Sections A-A & B-B; Drawing No. SK14 – Proposed External Works Plan; Planning Statement dated 4 April 2012; and BHA Trees Ltd Arboriculturalist's Report dated 27 March 2012.

Reason: For the avoidance of doubt and in the interests of amenity with regard to Saved Policy G3 of the South Northamptonshire Local Plan (1997).

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.

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 Saved Policy EV1 of the South Northamptonshire Local Plan (1997).

Hours of Construction

4. 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 Saved Policy G3 of the South Northamptonshire Local Plan (1997).

Tree Protection

5. All trees, hedgerows and shrubs to be retained shall be protected from any development, including site clearance and the storage of earth and materials, by means of appropriate fencing in accordance with the provisions of the BS5837:2005. The fencing shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground

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levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the County Planning Authority.

Reason: To ensure that retained trees, shrubs and hedgerows are protected from damage in the interests of visual amenity having regard to Saved Policy G3 of the South Northamptonshire Local Plan (1997).

Informatives

1. 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).
2. 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.
3. The applicant's attention is drawn to the contents of the Northamptonshire Police Crime Prevention Design Advisor's email dated 22 May 2012 which contains details of security measures which should be implemented to reduce the likelihood of crime occurring.

REASONS FOR APPROVAL

A new single storey extension is proposed at Cogenhoe Primary School to provide an additional classroom to accommodate an increase in pupils for it to become a full one-form entry school. The proposals 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 Saved Policies G3 and EV1 of the South Northamptonshire Local Plan (1997).

Date..10th July 2012.....

Signed .....

For Assistant Director of Environment and Planning

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