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)
pHp Architects
Old Rectory Lane
Milton Malsor
Northampton
NN7 3AQ

Part I - Particulars of application

Date of Application
8 May 2012

Application No.
NCC – 12/00035/CCD
KBC – KET/2012/0347

Particulars and location of development

Single storey extension to provide 3 new classrooms and toilet facilities and hall extension to provide a new studio at Brambleside Community Primary School, Cleveland Avenue, Kettering, NN16 9NZ

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 seven 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 following approved documents and plans:

- Application Form dated 19 April 2012
- Drawing No. 3978/001 Rev P6
- Drawing No. 3978/002 Rev P7
- Drawing No. 3978/003 Rev P7
- Drawing No. 3978/004 Rev P2
- Drawing No. 3978/006 Rev P5
- Drawing No. HBA/0075-E-901 Rev P1
- Drawing No. 45522
- Global Surveys Elevation Plan dated 19 April 2012
- Global Surveys Topographical Survey dated 19 April 2012
- Planning Support Statement dated 4 May 2012
- Brief for a Programme of Archaeological Observation, Investigation, Recording, Analysis and Publication of Works dated 19 April 2012
- Travel Plan dated 19 April 2012
- BHA Trees Ltd Arboriculturalist’s Report dated 20 March 2012
- BHA Trees Ltd Arboricultural Impact Assessment dated 26 June 2012
- BHA Trees Ltd Arboricultural Method Statement dated 26 June 2012

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).

Materials

3. All materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture of those used in the existing building.

Reason: In the interest of the amenity of the local area and having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

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 7.30am to 5.30pm Mondays to Fridays and 8.00am to 1.00pm on Saturdays, with no works on Sundays, Bank or Public Holidays.

Reason: To protect the amenities of neighbouring properties from noise and other disturbance having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

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Access & Highway Safety

5. Construction delivery vehicles shall not enter or leave the site between 8.15am to 9.00am and 2.45pm and 3.45pm Mondays to Fridays during term time.

Reason: In the interests of highway safety and the amenity of local residents during the construction process having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

6. All vehicles entering and leaving the site shall be cleansed of mud and other debris to ensure that there is no nuisance dust and no mud or debris deposited on the public highway.

Reason: To avoid any adverse impacts on the highway network and highway safety having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Tree Protection

7. 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 BS5837:2012 and the approved BHA Trees Ltd Arboricultural Method Statement dated 26 June 2012. 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 levels within those areas shall not be altered, nor shall any excavation be made.

Reason: To ensure that retained trees, shrubs and hedgerows are protected from damage in the interests of visual amenity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Landscaping

8. Within 3 months of the date of this permission, a detailed scheme of landscaping and replacement trees shall be submitted to the County Planning Authority for approval in writing. Once approved, the scheme shall be fully implemented during the first available planting season following the completion of development. Any trees, shrubs or hedges planted in accordance with the approved scheme shall be maintained and any plants which within five years of planting either die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

Reason: To ensure that the development is adequately landscaped and in the interests of its visual amenity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

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Travel Plan

9. Within 3 months of the occupation and use of the development, the existing School Travel Plan shall be reviewed and updated and submitted to the County Planning Authority for approval. The plan as approved shall thereafter be implemented and should be reviewed on an annual basis and updated where appropriate.

**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 having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Safer Routes to School

10. Within 3 months of the occupation and use of the development, a pedestrian crossing assessment shall be carried out in accordance with the $PV^2$ assessment formula to ascertain whether additional pedestrian crossings are required on the public highway (see Informative 4). The results of the assessment, including details of any required works, shall be submitted to and agreed in writing by the County Planning Authority. Any agreed works shall be fully implemented within the timescale to be agreed with the County Planning Authority.

**Reason:** To ensure Safer Routes to School principles and strategy are implemented as part of the development having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Informatives

1. The applicant’s attention is drawn to the contents of the Northamptonshire Police Crime Prevention Design Advisor’s email dated 7 June 2012 which contains details of security measures which should be implemented to reduce the likelihood of crime occurring.

2. 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 Services, Floor 3, County Hall, Guildhall Road, Northampton, NN1 1DN (Tel: 01604 366130) for advice on the appropriate procedure.

3. 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.

4. It has long been accepted national practice to assess the justification for a pedestrian crossing using a calculation involving both pedestrian and vehicle flows. This is known as ‘$PV^2$' and effectively evaluates the potential for conflict between vehicles and pedestrians. Further guidance on the $PV^2$ assessment

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REASONS FOR APPROVAL

It is considered that the proposed extensions would no have a significant adverse impact upon neighbouring residential amenity. Despite one representation regarding concerns over increased noise from the additional pupils attending the school, it is not considered a justifiable reason to refuse the application. The location, size and design of the new extension are considered acceptable and the proposed development is considered to be acceptable having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy.

Date 6th September 2012  
Signed

For Assistant Director of Environment and Planning

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