Application for Planning Permission and conservation area consent for demolition in a conservation area.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mrs  First name: Kay  Surname: Ringwood
Company name: Northampton County Council
Street address: John Dryden House
8-10 The Lakes
Bedford Road
Town/City: Northampton
County: Northamptonshire
Country: UK
Postcode: NN4 7DD

Are you an agent acting on behalf of the applicant?  ☐ Yes  ☐ No

National Number: 01604 366892
Country Code: 0044
Telephone number: 01604 366892
Mobile number: 020 7261 9577
Fax number: 020 7261 9577
Email address: kringwood@northamptonshire.gov.uk

2. Agent Name, Address and Contact Details

Title: Mr  First Name: Richard  Surname: Sharp
Company name: Rock Townsend
Street address: Old School
Exton Street
Town/City: London
County: London
Country: UK
Postcode: SE1 8UE

Email address: richard.sharp@rocktownsend.co.uk

3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

The planning application is for a new teaching block to an existing school, enlarging from a single to a two form entry primary school. The works include the demolition of an existing teaching block to the south boundary which is no longer fit for purpose and can only currently accommodate 30 students. 3 no trees will also need to be removed from the site to enable building works to take place.

The proposal is for a new single and two storey mix teaching block to accommodate 10 classrooms, 2 of which are for reception children, group rooms and associated storage and toilets. The single storey element has been designed with a rooftop play deck protected with mesh screening. The new building is to be linked to the remaining existing building via a cover walkway.

Further internal refurbishment and minor remodelling works to the existing building are also proposed. The external works include a new Multiuse Games Area, reconfigured car parking, refuse & incoming services store and soft landscaping works generally including addition tree planting as remediation for loss of some existing trees on the site.

Has the building, work or change of use already started?  ☐ Yes  ☐ No
4. Site Address Details

Full postal address of the site (including full postcode where available)

<table>
<thead>
<tr>
<th>House:</th>
<th>Suffix:</th>
</tr>
</thead>
<tbody>
<tr>
<td>House name:</td>
<td>St. Marys C of E Primary School</td>
</tr>
<tr>
<td>Street address:</td>
<td>High Street</td>
</tr>
<tr>
<td>Burton Latimer</td>
<td></td>
</tr>
<tr>
<td>Town/City:</td>
<td>Kettering</td>
</tr>
<tr>
<td>County:</td>
<td></td>
</tr>
<tr>
<td>Postcode:</td>
<td>NN15 5RL</td>
</tr>
</tbody>
</table>

Description of location or a grid reference (must be completed if postcode is not known):

| Easting: | 490088 |
| Northing: | 274724 |

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?  

☐ Yes  ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:  
Title: Mr  
First name: Peter  
Surname: Moor  
Reference:  
Date (DD/MM/YYYY): 15/07/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Meeting on site with planning officer, subsequent phone calls and correspondence.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?  

☐ Yes  ☐ No

Is a new or altered pedestrian access proposed to or from the public highway?  

☐ Yes  ☐ No

Are there any new public roads to be provided within the site?  

☐ Yes  ☐ No

Are there any new public rights of way to be provided within or adjacent to the site?  

☐ Yes  ☐ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?  

☐ Yes  ☐ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Site Layout Plan, drawing number L90-006.

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?  

☐ Yes  ☐ No

If Yes, please provide details:

A bin storage area is provided adjacent to the vehicular access gates on Latimer Close.  
Proposed accommodation for 3 x 1100 litre standard waste bins and 3 x 1100 litre recycling bins

Have arrangements been made for the separate storage and collection of recyclable waste?  

☐ Yes  ☐ No

8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

Do any of these statements apply to you?  

☐ Yes  ☐ No
9. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Demolition of an existing building to the south boundary is required for the following reasons:

1. Due to the poor quality and inappropriateness of the building for a school learning environment.
2. The existing block has a very inefficient floor area with only 30 pupils currently able to be accommodated within the building.
3. The block is located remotely from the main school building, dividing the school.
4. The increase in pupils required can not be accomplished while retaining this building without severely reducing external play and sports area (soft and hard) which would limit the capacity of the school to educate their children appropriately.

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of existing materials and finishes:
The existing school building is an orange/red/pink brick.

Description of proposed materials and finishes:
Brick and white silicon render

Roof - description:

Description of existing materials and finishes:
Tiled

Description of proposed materials and finishes:
Aluminium standing seam roof.
Roof of one-storey section will be a play deck.
The roof of the white rendered element of the building will be single-ply liquid plastic

Windows - description:

Description of existing materials and finishes:
Existing windows UPVC and timber

Description of proposed materials and finishes:
Aluminium windows

Doors - description:

Description of existing materials and finishes:
Existing doors UPVC, timber and aluminium

Description of proposed materials and finishes:

Boundary treatments - description:

Description of existing materials and finishes:
Palisade fencing to the southern boundary.
Wooden fencing to the northern boundary.
Brick wall to western boundary.

Description of proposed materials and finishes:
As existing, where needed on southern boundary fencing will be replaced with matching palisade fence

Vehicle access and hard standing - description:

Description of existing materials and finishes:
Tarmac car parking and playground

Description of proposed materials and finishes:
Tarmac car park, tarmac and brown tarmac walkway and playground.

Lighting - add description

Description of existing materials and finishes:
The canopy will be lit from the under side and the car park will be lit from the western boundary. The MUGA will not be flood lit.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes  ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Elevations,
11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

<table>
<thead>
<tr>
<th>Type of vehicle</th>
<th>Existing number of spaces</th>
<th>Total proposed (including spaces retained)</th>
<th>Difference in spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cars</td>
<td>12</td>
<td>14</td>
<td>2</td>
</tr>
<tr>
<td>Light goods vehicles/public carrier vehicles</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Motorcycles</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Disability spaces</td>
<td>0</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Cycle spaces</td>
<td>20</td>
<td>70</td>
<td>50</td>
</tr>
<tr>
<td>Other (e.g. Bus)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Short description of Other

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Package treatment plant
- Septic tank
- Cess pit
- Unknown

Are you proposing to connect to the existing drainage system? [ ] Yes [ ] No [ ] Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Refer to drawing iesis SE1060 E030 A

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency’s Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) [ ] Yes [ ] No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

- Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? [ ] Yes [ ] No

Will the proposal increase the flood risk elsewhere? [ ] Yes [ ] No

How will surface water be disposed of?
- Sustainable drainage system
- Main sewer
- Pond/lake
- Soakaway
- Existing watercourse

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species
   - Yes, on the development site [ ] Yes [ ] No
   - Yes, on land adjacent to or near the proposed development [ ] Yes [ ] No

b) Designated sites, important habitats or other biodiversity features
   - Yes, on the development site [ ] Yes [ ] No
   - Yes, on land adjacent to or near the proposed development [ ] Yes [ ] No

c) Features of geological conservation importance
   - Yes, on the development site [ ] Yes [ ] No
   - Yes, on land adjacent to or near the proposed development [ ] Yes [ ] No

15. Existing Use

Please describe the current use of the site:

Single form Church of England Primary School, buildings and sports fields with separate nursery unit.

Is the site currently vacant? [ ] Yes [ ] No

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

- Land which is known to be contaminated? [ ] Yes [ ] No
- Land where contamination is suspected for all or part of the site? [ ] Yes [ ] No

A proposed use that would be particularly vulnerable to the presence of contamination? [ ] Yes [ ] No
16. Trees and Hedges

Are there trees or hedges on the proposed development site? [ ] Yes  [ ] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? [ ] Yes  [ ] No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current ‘BS5837: Trees in relation to construction - Recommendations’.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? [ ] Yes  [ ] No

18. Residential Units

Does your proposal include the gain or loss of residential units? [ ] Yes  [ ] No

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? [ ] Yes  [ ] No

<table>
<thead>
<tr>
<th>Use class/type of use</th>
<th>Existing gross internal floorspace (square metres)</th>
<th>Gross internal floorspace to be lost by change of use or demolition (square metres)</th>
<th>Total gross new internal floorspace proposed (including changes of use) (square metres)</th>
<th>Net additional gross internal floorspace following development (square metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1 Shops</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>A2 Financial services</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>A3 Restaurants cafes</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>A4 Drinking</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>A5 Hot food</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>B1(a) Office</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>B1(b) Research</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>B1(c) Light industrial</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>B2 General industrial</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>B8 Storage</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>C1 Hotels</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>C2 Residential</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>D1 Non-residential</td>
<td>1577.6</td>
<td>252.8</td>
<td>1107.0</td>
<td>854.2</td>
</tr>
<tr>
<td>D2 Assembly</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>Other Please Specify</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>Total</td>
<td>1577.6</td>
<td>252.8</td>
<td>1107.0</td>
<td>854.2</td>
</tr>
</tbody>
</table>

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

<table>
<thead>
<tr>
<th>Use Class</th>
<th>Types of use</th>
<th>Existing rooms to be lost by change of use or demolition</th>
<th>Total rooms proposed (including changes of use)</th>
<th>Net additional rooms</th>
</tr>
</thead>
</table>

20. Employment

If known, please complete the following information regarding employees:

<table>
<thead>
<tr>
<th></th>
<th>Full-time</th>
<th>Part-time</th>
<th>Equivalent number of full-time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing employees</td>
<td>12</td>
<td>14</td>
<td>0</td>
</tr>
<tr>
<td>Proposed employees</td>
<td>24</td>
<td>28</td>
<td>0</td>
</tr>
</tbody>
</table>

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

<table>
<thead>
<tr>
<th>Use</th>
<th>Monday to Friday Start Time</th>
<th>Monday to Friday End Time</th>
<th>Saturday Start Time</th>
<th>Saturday End Time</th>
<th>Sunday and Bank Holidays Start Time</th>
<th>Sunday and Bank Holidays End Time</th>
<th>Not Known</th>
</tr>
</thead>
<tbody>
<tr>
<td>D1</td>
<td>08.00</td>
<td>18.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
22. Site Area
What is the site area? 0.95 hectares

23. Industrial or Commercial Processes and Machinery
Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:
Roof top plant enclosure adjacent to play deck to accommodate mechanical ventilation for kitchen below.
PV panels as indicated on roof plan. Hot water heating system plant room provided as shown in GA plan

Is the proposal for a waste management development? ☐ Yes ☑ No

24. Hazardous Substances
Is any hazardous waste involved in the proposal? ☑ Yes ☐ No

25. Site Visit
Can the site be seen from a public road, public footpath, bridleway or other public land? ☑ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)
☐ The agent ☐ The applicant ☑ Other person

If Other has been selected, please provide:
Contact name: Anthony Collins
First name: Anthony
Surname: Collins
Telephone number:
Country code: 01536 National number: 722757
Extension number:
Email Address: head@stmaryscebl.info

26. Certificates (Certificate A)
Certificate Of Ownership - Certificate A
I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person role: Applicant
Title: Mr
First name: Richard
Surname: Sharp
Declaration date: 25/09/2012
Date 25/09/2012

26. Certificates (Agricultural Land Declaration)
Agricultural Land Declaration

(A) None of the land to which the application relates is, or is part of an agricultural holding.
(☐)

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing ‘sole tenant - not applicable’ in the first column of the table below

Person role: Agent
Title: Mr
First name: Richard
Surname: Sharp
Declaration date: 25/09/2012
Date 25/09/2012

27. Declaration
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date 25/09/2012