



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant	Name and address of agent (if any)
<p>Helmdon CP School 21 Station Road Helmdon Brackley Northants NN13 5QT</p>	<p>Phillip Horne Architectural Services 80A Water Lane Wootton Northampton NN4 6HG</p>

Part I - Particulars of application

Date of Application	Application No.
4 February 2013	<p>NCC Ref: 13/00008/CCDFUL</p> <p>SNC Ref: S/2013/0153</p>

Particulars and location of development

Proposed roof covering over existing courtyard to form an outdoor covered play area at Helmdon County Primary School, Station Road, Helmdon, Brackley, Northamptonshire, NN13 5QT.

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

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Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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:
 - Application Forms dated 25th January 2013;
 - Planning Application Support Statement ref. 1134/SS01 dated January 2013;
 - Design and Access Statement ref. 1134/DAS01 dated January 2013;
 - Drawing No. 12/1134/100 Rev A Site Plan;
 - Drawing No. 12/1134/01 Survey & Site Plan;
 - Drawing No. 12/1134/02 Plan & Sections;
 - 3D Images Plan;

Reason: To specify the approved documents in the interests of amenity with regard to saved Policy G3 of the South Northamptonshire Local Plan (1997).

Hours of Construction Works

3. All construction works shall be confined to the hours of 8.00am 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 saved Policy G3 of the South Northamptonshire Local Plan (1997).

External Canopy

4. Prior to the erection of external canopy on the site, details for the construction and external finishes of the external canopy shall be submitted to the County Planning Authority for approval in writing. The details as approved shall thereafter be implemented.

REASON: In the interests of amenity having regard to saved Policies EV1 and G3 of the South Northamptonshire Local Plan (1997).

REASONS FOR APPROVAL

Whilst it is accepted that the provision of a new canopy over the existing outdoor play area will have some impact on the adjoining properties in terms of their residential amenity. On balance, given the need for the school to provide a covered play area to comply with Ofsted guidelines and the minor nature of the works, it is considered that these impacts are not significant to justify refusal of the planning application. The impact on the adjacent Listed Building is also not considered to be significant. In terms of its overall scale, design and appearance, the new canopy is considered to be acceptable having regard to saved Policies EV1 and G3 of the

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South Northamptonshire Local Plan (1997) and Policy S10 of the West Northamptonshire Joint Core Strategy (Pre-Submission, July 2012). It is therefore recommended that planning permission be granted.

POSITIVE AND PROACTIVE MANNER STATEMENT

In determining this planning application, the County Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken positively and proactively in accordance with the requirement in the NPPF, as set out in the Town and County Planning (Development Management Procedure) (England) (Amendment No 2) Order 2012.

Informatives

1. Prior to the commencement of any site works, all 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.
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.

Date 13th March 2013

Signed A.P. Watson

For Assistant Director of Environment and Planning

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