



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant	Name and address of agent (if any)
Falconers Hill Junior School Ashby Road Daventry Northants NN11 0QF	G4 Design The ICon Centre Eastern Way Daventry NN11 0QB

Part I - Particulars of application

Date of Application	Application No.
11 June 2013	NCC Ref: 13/00045/CCDFUL DDC Ref: DA/2013/0432

Particulars and location of development

Single storey infill to existing courtyard to create office space, meeting room, group learning room and music room at Falconers Hill Junior School, Ashby Road, Ashby Fields, Daventry, Northamptonshire, NN11 0QF.

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:-

1. Commencement

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 comply with Section 91 of the Town and Country Planning Act 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.

2. **Scope of Permission**

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:

- Planning Application Forms dated 17 May 2013
- Site Location Plan Drawing Number 678/L01 dated May 2013
- Proposed Building Plan Drawing Number 678/PO1 dated May 2013
- Proposed Infill Plan Detail Drawing Number 678/P02 dated May 2013
- Proposed Roof Plan Drawing Number 678/P03 dated May 2013
- Proposed Elevations Drawing Numbers 678/P04 and 678/P05 dated May 2013
- Design and Access Statement Reference 678/D&A dated 11 June 2013

Reason: To specify the approved documents and plans in the interests of amenity and the environment having regard to saved Policy GN2 of the Daventry District Council Local Plan (1997).

3. **Construction Management**

Construction compounds, vehicle and machinery parking and any storage of material associated with this proposed development shall be located on the existing areas of hard standing.

Reason: To ensure that retained trees, shrubs and hedgerows are protected from damage in the interests of visual amenity and biodiversity, having regard to saved Policy GN2 of the Daventry District Council Local Plan (1997).

4. **Hours of Working – Construction**

Except as further restricted by condition 10, 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 saved Policy GN2 of the Daventry District Council Local Plan (1997).

5. **Hours of Working - Construction Delivery**

Construction vehicles shall not enter or leave the site between the hours of 8.15am to 9.30am and 2.45pm to 3.45pm Mondays to Fridays during term time.

Reason: In the interests of amenity and highway safety having regard to saved Policy EN42 of the Daventry District Council Local Plan (1997).

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6. Materials

Prior to the commencement of construction of the extension hereby permitted, details of the proposed exterior brick, including make and manufacturer and a photograph showing the colour and finish of the proposed brick against the existing brick of the school building shall be submitted to and approved by the County Planning Authority in writing. The approved brick shall be used for the construction of the external brickwork.

Reason: To provide the best match for the existing brickwork at the site in the interest of the appearance of the school and the visual amenities of the area having regard to saved Policy EN42 of the Daventry District Council Local Plan (1997).

7. Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with those detailed in the application.

Reason: In the interest of the appearance of the school and the visual amenities of the area having regard to saved Policy EN42 of the Daventry District Council Local Plan (1997).

8. External Lighting

No external lighting shall be erected or installed until a scheme has been submitted in writing and approved by the County Planning Authority. The scheme shall include a layout plan that covers all new proposed external lighting and details the proposed beam orientation and schedule of equipment in the design, including luminaire type, mounting height, aiming angles and luminaire profiles. In addition a lighting contour map shall be submitted along with detail of the proposed operating hours for the lighting and how these would be controlled. The approved scheme shall be installed, maintained and operated in accordance with the approved details for the lifetime of the development.

Reason: In the interests of amenity, ecology, site security and sustainability in accordance with saved Policy EN42 of the Daventry District Council Local Plan (1997).

9. Highway Safety

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 ensure satisfactory access and avoid any adverse impacts on the highway network and highway safety having regard to saved Policy GN2 of the Daventry District Council Local Plan (1997).

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10. Complaints

In the event that complaints regarding dust, noise, lighting or other land use planning matters are received by the County Planning Authority from any sensitive receptor, and thereafter notified to the occupier, an assessment of the complaint shall be undertaken by the occupier. A report on the findings, with proposals for removing, reducing or mitigating identified adverse effects resulting from the operation, and a programme for the implementation of remedial measures and works to be undertaken shall be submitted to the County Planning Authority no later than five working days from the receipt of the complaint, unless a later date is otherwise agreed in writing by the County Planning Authority. The approved proposals shall be implemented in accordance with the agreed programme and shall be maintained thereafter.

Reason: In the interests of amenity protection having regard to saved Policy EN42 of the Daventry District Council Local Plan (1997).

REASONS FOR APPROVAL

The proposed infill extension is well located within the existing building envelope and is well separated from sensitive receptors and no increase in pupil or staff numbers is proposed. The design and layout are considered to be acceptable having regard to Saved Policies GN2 and EN42 of the Daventry District Local Plan (1997). It is therefore recommended that planning permission be granted for the proposed development.

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 by assessing the proposals against relevant Development Plan policies, all material considerations and consultation responses. This approach has been in accordance with the requirement set out in the National Planning Policy Framework, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

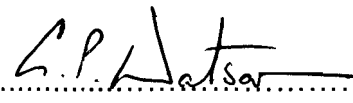
INFORMATIVE

1. The applicant's attention is drawn to the protection given to breeding birds under the Wildlife and Countryside Act 1981. To avoid contravening the relevant provisions of the Act it would be advisable to avoid carrying out any work that might damage an active nest during the bird breeding season (March to September inclusive) or to ensure that an appropriate inspection is undertaken by a competent person to ensure that no breeding birds will be adversely affected.
2. If you alter your proposals in any way, even if 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

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should contact the Development Control Section, Planning Service, Floor 3, Guildhall Road Block, County Hall, 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 Buildings Regulations for which a separate application should be made.
4. The applicant's attention is drawn to the response from the Crime Prevention Design Advisor dated 2 July 2013 which recommends that the extension should be covered by the school's existing intruder alarm with additional passive infra red sensors installed in rooms and corridors accessible from outside and where fitted with roof lights.

Date..... 7th August 2013 Signed 

For Assistant Director of Environment and
Planning

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1. *If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or the grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Sections 78 and 79 of the Town and Country Planning Act 1990 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/08a Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them having regard to the statutory requirements (a), to the provisions of the development order, and to any direction given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.*

2. *If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.*

3. *In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.*
 - (a) *The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.*

4. *Guidance on using the Planning Portal's online appeals service, see leaflet PCS4 available at http://www.planningportal.gov.uk/PpWeb/jsp/redirect.jsp?url=http%3A//www.planningportal.gov.uk/uploads/pins/pcs_a5_leaflet.pdf*

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