



Northamptonshire
County Council

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Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant	Name and address of agent (if any)
Pen Green Centre Pen Green Lane Corby Northants NN17 1BJ	Robert Glenn 4 Oakley Hay Lodge Great Folds Road Corby Northants NN18 9AS

Part I - Particulars of application

Date of Application	Application No.
1 July 2013	NCC Ref: 13/00054/CCDFUL CBC Ref: 13/00207/COC

Particulars and location of development

Installation of a platform lift for Day Nursery at Pen Green Centre, Pen Green Lane, Corby, Northamptonshire, NN17 1BJ.

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.

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.

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.

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 plans:
 - Application Forms dated 13 June 2013
 - Design and Access Statement Revision A dated 1 July 2013
 - Drawing No. L-01 Existing Part Ground & First Floor/Site Location & Block Plans
 - Drawing No. L-02 Revision A Existing & Proposed Elevations
 - Drawing No. L-03 Revision A Existing First Floor & Proposed Lower Ground Floor, Ground & First Floor

Reason: To specify the approved documents to ensure the development as proposed is permitted and in the interests of amenity protection having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Hours of Construction

3. Except as may otherwise be agreed in writing by the County Planning Authority all construction works shall be confined to the hours of 8:00 to 17:30 Mondays to Fridays and 8:00 to 13:00 on Saturdays, with no works on Sundays or Public Holidays.

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

Materials

4. Details of the materials to be used for the external surfaces of the building shall be submitted to and approved in writing by the County Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.

REASON: In the interest of the appearance of the building and the visual amenities of the area with regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Windows

5. Prior to commencement of works, details of the new external window shall be submitted to and approved in writing by the County Planning Authority. The works shall be carried out in accordance with the agreed details.

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REASON: To protect the character and appearance of the building having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008)

Repointing

6. Any repointing of the building shall be completed using techniques and materials so as to match the pointing on the existing building.

REASON: To protect the character and appearance of the building having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

REASONS FOR APPROVAL

The design, appearance and location of the proposed platform lift are considered to be acceptable, and it is considered that the proposed development will not have a significant adverse impact in terms of general and visual amenity. In addition, the proposed platform lift will help wheel users of the centre to access services on the ground and first floor. Therefore, the proposed development is considered to be acceptable having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy.

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.

Informative(s)

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.

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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.....9-8-2013..... Signed.....M.B. Chant.....

For Assistant Director of Environment and
Planning

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