Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant          Name and address of agent (if any)

Olympus Care Services Ltd
Olympus House
Billing Brook Road
Northampton
NN3 8JH

Part I - Particulars of application

Date of Application          Application No.
12th January 2016            NCC Ref: 15/00097/CCDCOU
                              KBC Ref: KET/2016/0050

Particulars and location of development

Change of use from C2 to B1 (offices) and D1 (education and training) and creation of up to 15 car parking spaces at The Henley Centre, Saunders Close, Kettering, NN16 0AP

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 Planning Authority within 7 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:

Planning Documents

- Application Forms dated 10 December 2015
- Planning Statement dated 10 December 2015

Drawings

- Drawing No. K0102A  Site Location Plan
- Drawing No. K0102A-001  Proposed Car Park Plan
- Drawing No. K0102A-002  Proposed Car Park Plan
- Drawing No. K0102A  Existing Building Plan Block A1 (Ground Floor)
- Drawing No. K0102A  Existing Building Plan Block A1 (First Floor)
- Drawing No. K0102A  Proposed Building Plan Block A1 (Ground Floor)
- Drawing No. K0102A  Proposed Building Plan Block A1 (First Floor)

Technical Information

- Arboricultural Report, ref. 20079, prepared by Bucks Plant Care Ltd

Reason: For the avoidance of doubt and in the interests of amenity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Hours of Construction

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 Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Highway Safety

4. 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 Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

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Arboricultural Method Statement

5. No development shall take place, nor equipment, machinery or materials shall be brought on to the site for the purpose of development, until an Arboricultural Method Statement for the protection of trees, scrub and hedgerows to be retained within the vicinity of the development has been submitted to and approved in writing by the County Planning Authority. The Arboricultural Method Statement shall be prepared in accordance with the guidelines contained in the Arboricultural Report Section 2.10 (and BS5837:2010). The protection measures shall be appropriate to the scale and duration of the development hereby permitted and shall include:

a) A Tree Protection Plan that clearly shows any trees that are to be removed, and pruned in accordance with BS3998:2010 as well as those trees in the vicinity of the development that are to be retained, including the location of protection measures proposed around any Root Protection Area, Construction Exclusion Zone and Ground Protection Zones;

b) Details of development supervision by a suitably qualified, competent and experienced person

The approved Arboricultural Method Statement shall be implemented as approved throughout the construction period.

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

Trees

6. The existing Leylandi boundary hedge shall be retained.

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

Informative(s)

1. Prior to the commencement of any site works, all occupiers of potentially 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 1AX (Tel: 01604 366700) 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.

4. 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.

**Positive and Proactive 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 in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

Date: 11th March 2016  
Signed: ........................................

For Assistant Director of Environment and Planning

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