Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
Olympus Care Services Ltd
The Bungalow
Saunders Close
Kettering
Northamptonshire
NN16 0AP

Name and address of agent (if any)

Part I - Particulars of application

Date of Application
22 September 2016

Application No.
NCC Ref: 16/00041/CCDCOU
KBC Ref: KET/2016/0703/NCC

Particulars and location of development
Change of use from Office (B1) to Day Service (D1) at The Bungalow, Saunders Close, Kettering, Northamptonshire, 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:-

1. Time Limit

The development to which this 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 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.
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 plans:

a) Application Forms dated 16 September 2016;
b) Planning Statement received 22 September 2016;
c) Excerpt from Google Maps; and
d) Drawing No. K0102A  Site Plan.

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 8 of the North Northamptonshire Joint Core Strategy (2016).

3. The Bungalow shall be used as a Day Centre (Use Class D1 (b) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended)) and for no other purposes.

Reason: The proposed use is acceptable but the County Planning Authority wish to consider any future proposal for a change of use having regard to the circumstances of the case having regard to Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

4. 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 and existing 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 having regard to Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

5. Highway Safety

Any works required to the site to change to the proposed use should ensure that there is no nuisance dust and no mud or debris deposited on the public highway during the works.

Reason: To ensure satisfactory access and avoid any adverse impacts on the highway network and highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

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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 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.

INFORMATIVES

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 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 11th November 2016 Signed ________________________________

For Assistant Director of Environment, Planning and Transport

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