Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
NCC (Property Services)
PO Box 128
County Hall
Northampton
NN1 1DN

Name and address of agent (if any)
Ellis Williams Architects
Exmouth House
Pine Street
London
EC1R 0JH

Part I - Particulars of application

Date of Application
24th July 2007

Application No.
07/00040/CCD / N/2007/1005

Particulars and location of development

Conversion and extension of a disused swimming pool building to form a new Children's Centre at Kingsthorpe Grove Primary School, Kingsthorpe Grove, Northampton, NN2 6NS

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.

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 submitted application.

Reason: To define the scope of the permission and in the interest of clarity.

Materials

3. The external surfaces of the building(s) (including fenestration) and all areas of hard surfacing, where applicable, shall not be constructed other than in materials to match the existing and in accordance with details/samples of which shall be submitted to and approved in writing by the County Planning Authority.

Reason: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality and to have regard for policy 4 of the Regional Spatial Strategy for the East Midlands (2005), saved policy GS5 (Design) and saved policy E20 of the Northampton Borough Council Local Plan (1997).

Access/Highway Safety

4. Prior to the new Children’s Centre becoming occupied and operational, full details of all proposed vehicular access works including the dropping off arrangements, shall be submitted to and agreed in writing by the County Planning Authority and thereafter fully implemented and maintained in accordance with the approved drawings.

Reason: In the interests of highway safety in accordance with saved policy T3 of the Northamptonshire County Structure Plan (2001).

5. Prior to the commencement of development, details of the bin store shall be submitted showing; size, location, materials, access, turning circles and any impediment to visibility along the access route, both in writing and in plan form for agreement, in writing by the County Planning Authority.

Reason: In the interests of highway safety and to safeguard the amenities of the adjoining occupiers and the area generally in accordance with saved policy T3 of the Northamptonshire County Structure Plan (2001).

Covered Play Area

6. The covered play area shall not be constructed otherwise than in accordance with details to be submitted to and approved in writing by the County Planning Authority, such details to specify the design and external finishes thereof.

Reason: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality and to have regard

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for policy 4 of the Regional Spatial Strategy for the East Midlands (2005), saved policy GS5 (Design) and saved policy E20 of the Northampton Borough Council Local Plan (1997).

Hours of Operation

7. Except as may otherwise be agreed in writing by the County Planning Authority, the use hereby permitted shall not be carried on other than between the hours of 0800 and 2000 on Monday to Friday inclusive and 0900 to 1300 on Saturdays and at no time on Sundays, Public and Bank Holidays except for works of essential maintenance or which are to respond to an emergency.

Reason: To safeguard the amenities of the occupiers of properties in the vicinity of the site and to comply with saved policy GS5 (Design) of Northamptonshire County Structure Plan (2001) and saved policy E20 of the Northampton Borough Council Local Plan (1997).

Hours of Construction Works

8. Except as may otherwise be agreed in writing by the County Planning Authority all construction works shall be confined to the hours of 7.30am to 5.30pm Mondays to Friday and 8.00am to 1.00pm 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 saved policy GS5 (Design) of Northamptonshire County Structure Plan (2001) and saved policy E20 of the Northampton Borough Council Local Plan (1997).

Trees

9. All trees to be retained shall be protected from any development including the storage of earth and materials in accordance with the provisions given in BS 5837: 1991 "Guide for Trees in Relation to Construction".

Reason: In the interests of visual amenity

Informative(s)

1. For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows: -

AE(0-) 01, AE(0-) 02, AE(0-) 07, AG(0-) 01B, AG(0-) 03B, AG(0-) 08B, AG(0-) 09B, Design and Access Statement, Planning Support Statement and Planning Support Statement Addendum.

2. The applicant is advised that it is a criminal offence to execute or cause to be executed any works for the demolition of a Listed Building or for its alteration or extension in any manner which would affect its character as a building of special

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architectural or historic interest unless Listed Building Consent has been granted for those works.

REASONS FOR APPROVAL

The siting, size and design of the proposed extension and covered play area is considered to be acceptable and in keeping with the character and appearance of the former swimming pool building and surrounding school complex. It is also considered that the proposed extension and covered play area will not have an adverse impact on the residential amenity of neighbouring properties. In addition, it is deemed that the slight increase in traffic associated with the formation of the proposed Children’s Centre would not be sufficient to justify refusal of the application.

The application is therefore considered to be acceptable in accordance with policies 4 and 45 of the Regional Spatial Strategy for the East Midlands (2005), saved policies GS5 (Design), T3 (Transport Requirements) and T9 (Parking Standards) of the Northamptonshire County Structure Plan (2001) and saved policy E20 of the Northampton Borough Council Local Plan (1997).

Date: 23 January 2008
Signed: [Signature]
On behalf of the Chief Planning Officer

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