Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
Latimer Community Arts College
Castle Way
Barton Seagrave
Kettering
NN15 6SW

Name and address of agent (if any)
Sursham Tompkins & Partners
Cottage Farm
Mears Ashby Road
Sywell
Northampton
NN6 0BJ

Part I - Particulars of application

Date of Application
19th October 2007
19th October 2007 (Date Valid)

Application No.
NCC – 07/00063/CCD
KET – KET/2007/1043/NCC

Particulars and location of development

Extension to form first floor dance/media study area to Masque Theatre at Latimer Community Arts College, Castle Way, Barton Seagrave, Kettering NN15 6SW in accordance with Planning Support/Design and Assess Statement: 4364, Site Location Plan- 4364/03, Survey as Existing- 4364/01, Plans, Elevations, Typical Section- 4364/02

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 i.e. Planning Support/Design and Assess Statement: 4364; Site Location Plan- 4364/03; Survey as Existing- 4364/01; Plans, Elevations, Typical Section- 4364/02

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

Materials

3. The external surfaces of the building(s) 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 GSS (Design) of Northamptonshire County Structure Plan (1996-2016) and policy Env. 30 (New Development) Kettering Borough Council Local Plan (1995).

Hours of Construction Works

4. 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.

5. Except as may otherwise be agreed in writing by the County Planning Authority all deliveries of construction materials shall be confined to the hours of 9.30am to 2.30pm Mondays to Friday and 8.00am to 1.00pm on Saturdays, with no deliveries on Sundays, or Public Holidays.

REASON: To protect the amenities of nearby occupiers of property from noise and other disturbance and to reduce congestion on the roads.

Car parking

6. The existing school parking facilities shall be made available for use by all staff and visitors and for all times during any existing or additional out of school activities that may occur.

REASON: To prevent increased demand on parking spaces on surrounding road ways which may lead to increased congestion.

Travel Plan

7. Within four months of the date of this permission a Travel Plan shall be submitted to the County Planning Authority for approval in writing. Such a plan is to

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include details of the provision/encouragement of alternative modes of transport to the car for all users of the site, together with the phasing of measures as appropriate. The approved Travel Plan shall be implemented on the occupation of the development. An annual monitoring report on the plans effectiveness shall be submitted to the County Planning Authority on the anniversary of such approval the conclusions and recommendations of which shall, within 3 months, be implemented in full.

Reason: To reduce the number of car borne journeys related to the development and to encourage the use of means of transport other than the private car.

Informatives

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

Planning Support/Design and Assess Statement: 4364

Site Location Plan- 4364/03
Survey as Existing- 4364/01
Plans, Elevations, Typical Section- 4364/02

2. The applicant is advised that any users of the footpath passing the application site should be safeguarded during the construction phase of the proposed development.

REASONS FOR APPROVAL

This proposal has been considered in conjunction with relevant development plans, statutory consultees and third parties. Based on this it has been concluded that the scale and intensity of the development would have minimal effects on the surrounding amenity values of the school grounds and neighbourhood and if recommended conditions are complied with there is no justifiable reason for withholding planning permission. The addition of a second floor to the theatre will have less than minor effects on the surrounding amenity of the immediate neighbourhood.

The application is therefore considered to be acceptable in accordance with Policy GS5 (Design), Policy T3 (Transport Requirements), Policy T9 (Parking Standards) of the Northamptonshire County Structure Plan (1996 – 2016) and Policy Env 30 (New Development) of the Kettering Borough Council Local Plan (1995)

Date: 14 December 2007

Signed:

On behalf of the Chief Planning Officer

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