PLANNING PERMISSION

Name and address of applicant
Northamptonshire County Council
PO Box 128
County Hall
Northampton
NN1 1AS

Name and address of agent (if any)
Lambert Smith Hampton
Pyramus House
Roman Way
Grange Park
Northampton
NN4 5EA

Part I - Particulars of application

<table>
<thead>
<tr>
<th>Date of Application</th>
<th>Application No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>8th June 2007 (Date Received)</td>
<td>NCC – 07/00022/CCD</td>
</tr>
<tr>
<td>14th June 2007 (Date Valid)</td>
<td>KBC – KET/2007/0544/NCC &amp;</td>
</tr>
<tr>
<td></td>
<td>KET/2007/1072/NCC (Revised Scheme)</td>
</tr>
</tbody>
</table>

Particulars and location of development

Erection of single storey extensions to form a Children’s Centre with new shared reception, office, consultation rooms, large multi-purpose meeting room and external buggy store at Rothwell Victoria Infant School, School Lane, Rothwell NN14 6HZ in accordance with Drawing Nos. S01, S02, SK03A, SK13, SK14A, SK15, Planning Supporting Statement, Design & Access Statement and Amendment to Rothwell Victoria Infants School Travel Plan.

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:-

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.
Time Limit

1. The development to which this 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.

Hours of Construction Works

2. 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 Fridays 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 and in accordance with saved Policy 30 (New Development) of the Kettering Local Plan (1995).

Materials

3. All materials on the proposed extensions shall match those on the existing adjoining building as closely as possible with regard to type, colour and texture unless otherwise agreed in writing by the County Planning Authority.

Reason: In the interests of visual amenity and in accordance with saved Policy GS5 (Design) of Northamptonshire County Structure Plan (2001) and saved Policy 30 (New Development) of the Kettering Local Plan (1995).

Trees

4. All trees and shrubs 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: To protect existing trees and shrubs from damage.

Landscape

5. Within six months of the date of this permission a scheme for additional planting of trees/shrubs with details of location, size and species along the western boundary of the site shall be submitted to the County Planning Authority for approval in writing. The scheme as agreed shall be implemented within the first planting season following completion of the building works.

Reason: To ensure that the proposed development does not prejudice the appearance of the locality, and to protect neighbour amenity.

6. Any trees or shrubs which die or otherwise fail within five years of planting shall

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.
be replaced during the following planting season with trees or shrubs of a similar size or species to those originally planted.

Reason: To ensure the proper maintenance and aftercare of the approved landscaping scheme.

**Hours of Use**

7. a) Except for organised events detailed in this condition, the use hereby permitted shall not be carried out other than between the hours of 0800 and 1800 on Monday to Friday inclusive and 0900 to 1600 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.

b) No organised events shall take place at the Children's Centre except:
   - between the hours of 0930 to 1430 and 1630 to 1800 Monday to Friday;
   - a maximum of twelve occasions per annum between the hours of 1800 and 2000 Monday to Friday;
   - between the hours of 1000 and 1600 Saturdays;
   - at other times as agreed in writing by the County Planning Authority.

Reason: In the interests of pedestrian and highway safety to avoid conflict with main school drop off/pick up times and in accordance with saved Policy T3 (Transport Requirements) of Northamptonshire County Structure Plan (2001) and saved Policy 30 (New Development) of the Kettering Local Plan (1995).

**Travel Plan**

8. 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 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: In order to comply with the objectives of national and local Planning Policies which promote sustainable development with particular regard to transport. To reduce the schools impact on traffic flow and parking in the surrounding area by promoting sustainable means of travel.

**Obscure Glazing**

9. All windows in the west elevation of the Children's Centre building shall be fitted with obscure glass, unless otherwise agreed in writing by the County Planning Authority.

Reason: To protect the privacy of the occupiers of neighbouring properties.

**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.
REASONS FOR APPROVAL

The siting, size and design of the proposed development is considered to be acceptable, and it is considered that the proposed Children’s Centre will not have an adverse effect on residential amenity.

The application is therefore considered to be acceptable in accordance with saved Policy GS5 (Design) of Northamptonshire County Structure Plan (2001) and saved Policy 30 of Kettering Local Plan (1995).

Date: 11th January 2008

Signed: [Signature]

On behalf of the Chief Planning Officer

Informative

1. A Memorandum of Agreement from the Applicant dated 9th January 2008 agrees to a financial contribution to the “safer routes to school” scheme.

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.