Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant  
NCC Education Department  
John Dryden House  
8-10 The Lakes  
Northampton  
NN4 7DD

Name and address of agent  
Surham Tompkins & Partners  
Cottage Farm  
Mears Ashby Road  
Sywell  
Northampton  
NN6 0BJ

Part I - Particulars of application

Date of Application  
Received – 16th January 2008  
Valid – 16th January 2008

Application No.:  
NCC – 08/00005/CCD  
KBC – KET/2008/0081

Particulars and location of development

Additional single storey classroom building plus associated external works and landscaping at Rushton Primary School, Station Road, Rushton, Kettering NN14 1RL in accordance with Planning Support Statement, Design and Access Statement and Drawing No. 4404/01 Rev B.

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:-

Commencement

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.

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.
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 47 (Residential Amenity) of the Local Plan for Kettering Borough (1995).

Materials

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture those on the existing school building.


Hours of Operation

4. Except as may otherwise be agreed in writing by the County Planning Authority, the use hereby permitted shall not be carried out other than between the hours of 0800 and 2100 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 residents in the vicinity of the site in accordance with saved Policy 47 (Residential Amenity) of the Local Plan for Kettering Borough (1995).

Landscaping

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 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: In the interests of visual amenity in accordance with saved Policy 30 (Environment; New Development) of the Local Plan for Kettering Borough (1995).

6. Any trees or shrubs which die or otherwise fail within five years of planting shall be replaced during the following planting season with trees or shrubs of a similar size or species to those originally planted.

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Reason: To ensure the proper maintenance and aftercare of the approved landscaping scheme and in the interests of visual amenity in accordance with saved Policy 30 (Environment; New Development) of the Local Plan for Kettering Borough (1995).

Obscure Glazing

7. The window in the north elevation of the proposed 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 in accordance with saved Policy 47 (Residential Amenity) of the Local Plan for Kettering Borough (1995).

Summary of Reasons for Approval

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

The application is therefore considered to be acceptable in accordance with policy 27 (Protecting and Enhancing the Region's Natural and Cultural Assets) of Regional Spatial Strategy for the East Midlands (2005), saved policy GS5 (Design) of Northamptonshire County Structure Plan (2001) and saved policies 30 (New Development), 46 (Alterations and Extensions) and 47 (Residential Amenity) of the Local Plan for Kettering Borough (1995).

Date: 24th April 2008

Signed ........................................

For Chief Planning Officer

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