Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
Mr Anthony Collins
St Mary's School
High Street
Burton Latimer
Kettering
NN15 5DL

Name and address of agent (if any)
Mr Philip Horne
Architectural Services
13 King Edward Road
Northampton
NN1 5LY

Part I - Particulars of application

Date of Application
Received – 12th March 2008
Valid – 20th March 2008

Application No.
NCC – 08/00024/CCD
KBC – KET/2008/0291

Particulars and location of development

Retrospective single storey extension comprising a new reception area, disabled toilet and office in the roof at St Mary's Victoria Primary School, High Street, Burton Latimer, Kettering NN15 5DL in accordance with Planning Application Supporting Statement, Design and Access Statement and Drawing Nos. K0224A, 07/0928/01 A, 07/0928/09 A, 07/0928/10 B and 07/0928/11 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:-

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.
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.

Design

2. The development hereby permitted shall be undertaken in accordance with the following approved plans: Drawing no’s 40224 A; 07/928/01 A; 07/0928/09 A; 07/0928/10 B; and 07/092811 B.

Reason: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality in accordance with saved Policy GS5 (Design) of the Northamptonshire County Structure Plan (2001).

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.

Reason: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality in accordance with saved Policy GS5 (Design) of the Northamptonshire County Structure Plan (2001), Policy 13 of the North Northamptonshire Core Spatial Strategy (2008) and saved Policy 47 (Residential Amenity) of the Local Plan for Kettering Borough (1995).

Landscaping

4. Within six months of the date of this permission a landscaping scheme 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: To ensure that the proposed development does not prejudice the appearance of the locality in accordance with saved Policy GS5 (Design) of the Northamptonshire County Structure Plan (2001), Policy 13 of the North Northamptonshire Core Spatial Strategy (2008) and saved Policy 47 (Residential Amenity) of the Local Plan for Kettering Borough (1995).

5. 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 or a similar size or species to those originally planted.

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

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6. The windows on the Boundary 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).

**Hours of Construction Works**

7. 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).

**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 a significant 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 policies 30 (New Development), 46 (Alterations and Extensions) and 47 (Residential Amenity) of the Local Plan for Kettering Borough (1995).

Date: 14th July 2008

Signed: [Signature]

For Chief Planning Officer

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