



Northamptonshire
County Council

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county
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Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant

NCC (Children & Young People's
Services)
PO Box 163
County Hall
Northampton
NN1 1AX

Name and address of agent (if any)

Building Design Partnership Ltd
Sunlight House
PO Box 85
Quay Street
Manchester
M60 3JA

Part I - Particulars of application

Date of Application

31 March 2009

Application No.

NCC – 09/00021/CCD
SNC – S/2009/0309

Particulars and location of development

Amendment to roof profile for previously approved extension at Wooldale Centre for Learning, Wooldale Road, Wootton, Northampton, NN4 6TP

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 to 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 shall not be constructed other than in materials to match the existing and in accordance with details of the planning application and amended plans. Colour schemes shall also match the existing and fit in with overall amenity of the surrounding area.

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

Travel Plan

4. Prior to occupation of the development hereby permitted a Travel Plan for the whole school complex, incorporating this additional facility, 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, in particular bicycle use, 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 and in accordance with Policies 43 (Regional Transport Objectives) and 46 (A Regional Approach to Behavioural Change) of the East Midlands Regional Plan (March 2009).

Hours of Construction Works

5. Except as may otherwise be agreed in writing by the County Planning Authority all construction works shall be confined to the hours of 8.00am 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 neighbouring properties from noise and other disturbance in accordance with Saved Policy G3: General of the South Northamptonshire Local Plan (1997).

Temporary Car Parking

6. The use of temporary car parking indicated as '19 – New student drop off' on

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submitted (0-) L111 Rev B shall, unless otherwise subsequently agreed by the County Planning Authority in writing beforehand, cease immediately following the completion of the extension and be fully reinstated to its former use.

Reason: To ensure that the site is reinstated to a satisfactory condition.

Surface water drainage

7. Details of a surface water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by or on behalf of the County Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently maintained thereafter.

REASON: To ensure satisfactory means of surface water drainage and to accord with Policy G3: General of the South Northamptonshire Local Plan (1997).

Great Crested Newts

8. Prior to commencement of development, a working design, detailed method statement and timetable of works to mitigate any undue adverse effects to Great Crested Newts shall be submitted to the County Planning Authority and agreed in writing.

Reason: To safeguard protected species and to prevent a net loss of biodiversity in accordance with Policy 29 of the Regional Spatial Strategy for East Midlands (March 2006).

INFORMATIVE

1. For the avoidance of doubt the drawings and documentation to which this decision refers are as follows: -

Application Form, (0-)A001 – Ground floor plan as existing (Scale 1:200@A1), (0-)A002 Rev E – Ground floor plan as proposed (Scale 1:200@A1), (0-)A003 Rev C – Upper and lower roof plans as proposed (Scale 1:200@A1), (0-)A004 Rev C – Sections as proposed (Scale 1:100@A1), 00(0-)A005 Rev C – Elevations as proposed (Scale 1:100@A1), (0-)A008 – Site boundary area (Scale 1:1250@A1), (9-)CP001 – Drainage Strategy (Scale 1:250@A1) and Design and Access Statement – all dated 1 April 2009.

2. Upon completion of the extension approved within this permission, the temporary mobile classroom unit approved under planning reference 08/00040/CCD, shall be removed from site immediately, in accordance with condition 1 of said approval.

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REASONS FOR APPROVAL

It is considered that the changes to the roof profile of the previously approved extension will not have any significant adverse impact on the amenity of surrounding residential properties and is acceptable in accordance with Saved Policies G3 (General) and EV1 (Design) of the South Northamptonshire Local Plan (1997) in terms of design and appearance.

Date 26th May 2009.....

Signed .....

Chief Planning Officer

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