



## Town and Country Planning Act 1990

### PLANNING PERMISSION

#### Name and address of applicant

Freemans Endowed Church of  
England Junior School  
Westfield Road  
Wellingborough  
NN8 3HD

#### Name and address of agent

Toby Pateman Architect  
7 The Knoll  
Grendon  
Northampton  
NN7 1JG

### Part I - Particulars of application

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#### Date of Application

Received: 18 February 2011  
Valid: 11 March 2011

#### Application No.

NCC: 11/00025/CCD  
WBC: WP/2011/0157

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### Particulars and location of development

Application 11/00025/CCD for the conversion of roof space to mezzanine floor and associated external works at Freemans Endowed Church of England Junior School, Westfield Road, Wellingborough, NN8 3HD

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### 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 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. Application Form, received 18th February 2011; Design Statement, received 31st March 2011; Design and Access Statement received 18th February 2011, Location Plan Drawing No. 48-10-00 received 7th April 2011; Existing Plans Drawing No. 48-10-01 received 11th April 2011; Proposed Plan Drawing No. 48-10-02 received 18th February 2011.

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

## Access and Highway Safety

3. Except as may otherwise be agreed in writing by the County Planning Authority, construction delivery vehicles shall not arrive at, enter or leave the site between the hours of 8.15am to 9.00am and 2.45pm to 3.30pm Mondays to Fridays during term time.

**Reason:** To safeguard the pupils and parents at Freemans Endowed Church of England Junior School and reduce congestion in the area in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

## 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 Fridays and 8.00am to 1.00pm on Saturdays, with no works on Sundays, Public or Bank Holidays.

**Reason:** To protect the amenities of nearby occupiers of property from noise and other disturbance and in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

## Materials

5. All external materials to be used as part of the development hereby permitted shall be in keeping with the colour scheme of the existing building.

**Reason:** In the interest of visual amenity and in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

## INFORMATIVES

The school should consider asset marking new equipment such as computers, interactive whiteboards, projectors and even tools. The equipment should be marked with the schools initials and postcode. This has a threefold effect;

1. It makes the equipment less desirable to steal as it is more difficult to sell as it is clearly school equipment.
2. Due to the above the handler has it for longer and is more likely to be caught with the goods.

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- The owner of the equipment is clearly apparent and so the assets can be readily returned to the rightful owner.


A list of companies that provide marking solution/etching solution can be found at <http://www.securedbydesign.com/companies/companies.aspx?category=10&type 42=yes&type 40=yes&type 41=yes&type 39=yes&Search.x=84&Search.y=5>

There should also be signs displayed at the site stating that equipment has been marked.

### REASONS FOR APPROVAL

This application is to create a mezzanine floor above the existing single storey building at Freemans Endowed Church of England Junior School. The mezzanine floor would increase the total floor area by 324 square metres and contain ancillary classrooms, including library and IT facilities. These works would also involve the addition of 10 dormer windows but involve no other external changes. The proposed works are considered to be acceptable and the external changes would adequately reflect the character and appearance of the local area. Subject to the recommended conditions, no amenity impacts or access and highway safety issues are anticipated. As such it is considered that the proposed development is acceptable in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008) and should be granted subject to the recommended conditions.

Date 27<sup>th</sup> May 2011

Signed 

For Chief Planning Officer

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1. *If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or the grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Sections 78 and 79 of the Town and Country Planning Act 1990 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/08a Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them having regard to the statutory requirements (a), to the provisions of the development order, and to any direction given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.*
  
2. *If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.*
  
3. *In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.*
  
- (a) *The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.*
  
4. *Guidance on using the Planning Portal's online appeals service, see leaflet PCS4 available at [http://www.planningportal.gov.uk/PpWeb/jsp/redirect.jsp?url=http%3A/www.planningportal.gov.uk/uploads/pins/pcs\\_a5\\_leaflet.pdf](http://www.planningportal.gov.uk/PpWeb/jsp/redirect.jsp?url=http%3A/www.planningportal.gov.uk/uploads/pins/pcs_a5_leaflet.pdf)*

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