



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant

NCC (Student Services)
County Hall
Room 15
Northampton
NN1 1DN

Name and address of agent (if any)

Gleeds Building Surveying Ltd
Wilford House
1 Clifton Lane
Wilford
Nottingham
NG11 7AT

Part I - Particulars of application

Date of Application

Valid – 25th July 2011

Application No.

NCC – 11/00041/CCD
WBC – WP/2011/0343

Particulars and location of development

Installation of 2no external air handling units to flat roof of school kitchen at Rowan Gate Primary School, Finedon Road, Wellingborough NN8 4NS

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. Written notification of the date of commencement shall be sent to the County Planning Authority within 7 days of such commencement.

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 permission the development hereby permitted shall be carried out in accordance with the submitted application:

- Application Form, dated 8th July 2011;
- Design Statement, dated 25th July 2011;
- Ventilation & Extraction Statement, Ref. 101655/56 June 2011;
- Drawing No. 101655-56/M/1200 T1 – Proposed Mechanical Services to Refurb Kitchen;
- Drawing No. NTQS1267/7031/01 – Existing Layout;
- Drawing No. NTQS1267/7031/03 – Proposed Layout;
- Drawing No. NTQS1267/7031/05 – Existing and Proposed Layout; and
- Drawing No. NTQS1267/7031/07 – OS Plan.

Reason: For the avoidance of doubt and in the interests of amenity with regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Hours of Construction Works

3. 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, with no works on Saturdays, 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

4. All materials and finishes on the proposed development shall be carried out as proposed in the submitted application unless otherwise agreed in writing by the County Planning Authority.

Reason: In the interests of visual amenity and in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

INFORMATIVE

1. Prior to the commencement of any site works, all occupiers of potentially sensitive properties surrounding the site should be notified in writing of the nature and duration of works to be undertaken, and the name and address of a responsible person, to whom enquiries/complaints should be directed.
2. Contractors and sub contractors must have regard to BS 5228-2:2009 "Code of Practice for Noise Control on Construction and Open Sites" and the Control of Pollution Act 1974.
3. If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to

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deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Section, Planning, PO Box 163, County Hall, Guildhall Road, Northampton, NN1 1AX (Tel: 01604 236700).

4. The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made.

REASONS FOR APPROVAL

Two external air handling units are proposed above the kitchen at Rowan Gate Primary School as a result of internal kitchen refurbishments to comply with NCC's Hot School Meal Plan. This initiative aims to provide the opportunity for a hot school meal to all pupils in school's across the county which will promote health and well being benefits and this is considered to provide significant weight in support of the application. The design and appearance of the proposed development is considered to be acceptable and would not significantly detract from the character and appearance of the locality. As no issues have been raised, it is considered that the proposed development is acceptable in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Date 22nd September 2011

Signed 

For Assistant Director of Environment and
Planning

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