



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 – 1st December 2011

Application No.

NCC – 11/00081/CCD
WBC – WP/2011/0579

Particulars and location of development

Installation of 1no. external air handling unit and mushroom cowl on flat roof at Redwell Junior School, Barnwell Road, Wellingborough NN8 5LQ (Retrospective)

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 with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Scope of Permission

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.

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:

- Application Form, dated 25th November 2011;
- Design Statement, dated 30th November 2011;
- Ventilation & Extraction Statement, Ref. 101655/69 Nov 2011;
- Drawing No. NTQS1267/2216/01 Rev B – Existing Layout;
- Drawing No. NTQS1267/2216/03 Rev D – As Built Layout;
- Drawing No. NTQS1267/2216/06 Rev B – Existing and Proposed Elevations;
- Drawing No. NTQS1267/2216/07 Rev A – Edge Protection; and
- 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 (2008).

INFORMATIVES

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 deviate in any way from the proposals shown on the approved drawings you

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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

One external air handling unit is proposed above the existing staff kitchen at Redwell Junior School as a result of internal kitchen refurbishments to comply with NCC's Hot School Meal Plan. This initiative aims to provide 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 27th January 2012

Signed 

For Assistant Director of Environment and
Planning

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