



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant

Northamptonshire County Council
PO Box 128
County Hall
Northampton
NN1 1AS

Name and address of agent (if any)

Lambert Smith Hampton
Pyramus House
Roman Way
Grange Park
Northampton
NN4 5EA

Part I - Particulars of application

Date of Application

17th November 2006

Application No.

WP/06/690

Particulars and location of development

Erection of a single storey extension, external buggy store and new covered play area to form a new pre-school Children's Centre at Highfield Nursery School, Finedon Road, Wellingborough.

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.

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

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submitted application i.e. Drawing Nos. 4209/24, 4209/25, 4209/26, Location Plan (Scale 1:1250), Design and Access Statement and Planning Support Statement.

Materials

- All materials on the proposed extension shall match those on the existing adjoining building as closely as possible with regard to type, colour and texture.

Hours of Construction Works

- 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 Friday and 8.00am to 1.00pm on Saturdays, with no works on Sundays, or Public Holidays.

Reasons for conditions and relevant Development Plan Policies

- 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.
- To define the scope of the permission and in the interest of clarity.
- In the interests of visual amenity and in accordance with policies GS5 (Design) of Northamptonshire County Structure Plan (2001) and G1 of the Borough of Wellingborough Local Plan (1999).
- To protect the amenities of nearby occupiers of property from noise and other disturbance and to have regard for policy G1 of the Borough of Wellingborough Local Plan (1999).

REASONS FOR APPROVAL

The siting, size and design of the proposed extension and covered play area is considered to be acceptable and in keeping with the character and appearance of the existing nursery school. It is also considered that the proposed extension and covered play area will not have an adverse impact on the residential amenity of neighbouring properties. In addition, It is deemed that the slight increase in traffic associated with the formation of the proposed Children's Centre would not be sufficient to justify refusal of the application.

The application is therefore considered to be acceptable in accordance with policies GS5 (Design), T3 (Transport Requirements), T8 (Walking and Cycling) and T9 (Parking Standards) of Northamptonshire County Structure Plan (2001) and policy G1 of the Borough of Wellingborough Local Plan (1999).

Date... 3rd January 2007

Signed *A.P. Watson*

On behalf of the
Head of Sustainable Development

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