



Name and address of agent:

**Mr Dipesh Surti
Plan My Property
5 Carlton Close
Newport Pagnell
Buckinghamshire
MK16 9AX**

Name and address of applicant:

**Mr Patel
C/o Agent**

NOTICE OF APPROVAL

Town and Country Planning Act 1990 (as amended)

Part I – Particulars of application

**Date Valid:
19 October 2020**

**Application Number:
WP/20/00676/FUL**

Location:

3 - 4 Camden Square, Bozeat, Wellingborough, Northamptonshire, NN29 7JH

Description:

Conversion of ground floor from retail (A1 use) to 1 no. 1 bed apartment and 1 no. 2 bed apartment and conversion of first floor from 1 no. 5 bed apartment into 2 no. 1 bed apartments (C3). External alterations to replace/reinstate windows and doors and remove render

Part II – Particulars of decision

North Northamptonshire Council having considered a valid application for the above development, in pursuance of its powers under the above mentioned act

GRANTS PERMISSION

for the development as described in Part I above and in accordance with the application and plans submitted, subject to the following condition/s:

- 1. The development shall be begun not later than the expiration of three years beginning with the date of this permission. Reason: To prevent the accumulation of planning permissions; to enable the local planning**

authority to review the suitability of the development in the light of altered circumstances; and to conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall also be carried out in accordance with the following plans unless otherwise required by conditions attached to this permission.

Location, site, proposed floor plans reference 5CS: PA 01rev E/01

Elevations reference 5CS: PA 01rev E/03

All received 26/5/21.

Reason: To define the permission and to conform with the requirements of The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009.

3. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:
 - (i) fieldwork in accordance with the agreed written scheme of investigation;
 - (ii) post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the local planning authority);
 - (iii) completion of post-excavation analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the local planning authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the planning authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded, and the results made available, in accordance with policy 2 (d) of the North Northamptonshire Joint Core Strategy and advice contained within paragraph 199 of the National Planning Policy Framework.

4. Prior to commencement of exterior development works, a schedule of external finish materials, including bricks, slates, stone lintels and sills, shall be submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such.

Reason: To preserve the character and appearance of the non-designate heritage asset in accordance with policy 2 (b) of the North Northamptonshire Joint Core Strategy.

5. **Prior to installation, a schedule of drawings that show details of all proposed windows, including conservation rooflights, and doors, in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of glazing type, framing, glazing bars, cills, ironmongery, and paint finishes, shall be submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.**

Reason: To preserve the character and appearance of the non-designate heritage asset in accordance with policy 2 (b) of the North Northamptonshire Joint Core Strategy.

6. **The refuse/cycle stores hereby approved shall be implemented prior to the first occupation of the associated dwelling. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except on the day of collection.**

Reason: To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials in accordance with policy 8 (b) (i) and (e) (i) of the North Northamptonshire Joint Core Strategy.

7. **Notwithstanding the details shown on the approved drawings, the development hereby approved shall not be first occupied unless and until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include proposed levels or contours; means of enclosure; areas of hard surfacing materials; pedestrian access and circulation areas; Soft landscape works shall include planting plans at a minimum scale of 1:200 with schedules of plants noting species, plant supply sizes and proposed densities. Development shall be carried out in accordance with the approved details. If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and quantity. All hard and soft landscape works shall be carried out prior to the occupation of any of the flats hereby approved or in accordance with a programme agreed in writing with the local planning authority.**

Reason: To secure appropriate external amenity space for the occupants of the development and protect the appearance and character of the area in accordance with policy 3 (a), (b) and (e) of the North Northamptonshire Joint Core Strategy.

8. **No ground floor windows/doors shall open out over the adjacent highway unless otherwise agreed in writing by the local planning authority.**

Reason: In the interests of highway safety, to comply with policy 8 (b) (i) of the North Northamptonshire Joint Core Strategy.

9. **The dwellings hereby approved shall incorporate measures to limit water use to no more than 110 litres per person per day within the home and external water use of no more than 5 litres per day in accordance with the optional standard 36 (2b) of Approved Document G of the Building Regulations (2015).**

Reason: To ensure that the development complies with policy 9 of the North Northamptonshire Joint Core Strategy.

10. **Notwithstanding the approved plans, all bathroom windows shall be obscure glazed, using manufactured obscure glass (not an applied adhesive film) before any of the flats hereby approved are first occupied and shall be permanently retained as such thereafter.**

Reason: To ensure that the amenities of the occupier and neighbouring occupiers are not adversely affected by loss of privacy in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

11. **Rainwater goods shall be black painted or powder-coated metal and shall be permanently maintained as such.**

Reason: To preserve the character and appearance of the non-designate heritage asset in accordance with policy 2 (b) of the North Northamptonshire Joint Core Strategy.

INFORMATIVE/S:

1. **In accordance with the provisions in the Town and Country Planning (Development Management Procedure) (England) Order 2015 and pursuant to paragraph 38 of the National Planning Policy Framework, where possible and feasible, either through discussions, negotiations or in the consideration and assessment of this application and the accompanying proposals, the council as the local planning authority endeavoured to work with the applicant/developer in a positive and proactive way to ensure that the approved development is consistent with the relevant provisions in the framework.**
2. **All gas fired boilers should meet a minimum standard of 40 mgNOx/Kwh.**
3. **All doors and windows in domestic dwelling should meet the requirements of Approved Document Q of Building Regulations. Northamptonshire Police recommend the use of 3rd party accredited products.**
4. **The Public Health Act 1875 Town Improvement Clauses Act 1847 at S.64. Prior to occupation of the newly created premises(s), the street numbering for this development or conversion - residential and commercial, must be agreed with the Street Naming and Numbering Officer. When issued, the number allocated must be clearly displayed on the outside of the property. Application forms for Street Naming and Numbering are available at**

https://www.wellingborough.gov.uk/info/200011/building_control/1039/street_naming_and_numbering

Decision Date

15 July 2021

Signed:

George Candler 
Executive Director Place and Economy

Officer Ref: DK

Notes:

1. In reaching this decision the Council has implemented the requirement in the National Planning Policy Framework to deliver sustainable development in a proactive and positive way in accordance with paragraph 38.
2. A full report is available at <https://www.wellingborough.gov.uk/viewplanningapplications>
3. Please note that a formal application is required to approve details reserved by conditions (where applicable). Approval of condition applications made under Article 27 of the Town & Country Planning (Development Management Procedure) (England) Order 2015 have a target determination period of 8 weeks and require a fee. Please programme in adequate time to avoid delay to your development. Details of how to apply can be obtained from the Council's website at https://www.wellingborough.gov.uk/info/200128/planning_permission/826/how_to_make_a_planning_application
4. Planning approvals may be monitored to ensure compliance. If development is found not to be in full accordance with the permission, the Council may stop the work, invite a fresh application and/or take enforcement action against the developer/owner.
5. This notice relates only to planning permission and does not include or imply consent under the Building Regulations or any other legislation for which a separate application may be required.
6. For advice and guidance about the Building Regulations, including the need for consent, please contact the Council's Building Control helpline on 01933 231908. Further information can also be obtained from the Council's website at https://www.wellingborough.gov.uk/info/200011/building_control

RIGHT OF APPEAL:

If you are aggrieved by the decision of the local planning authority to grant permission subject to the above conditions, then you can appeal to the Secretary of State under s.78 of the Town and Country Planning Act 1990.

The rules for lodging an appeal are set out in Article 37 of Town & Country Planning (Development Management Procedure) (England) Order 2015. The following is a summary of the rules:

1. If you wish to appeal against this decision you must do so on the Planning Appeal form. Appeals may be made online at <https://www.gov.uk/appeal-planning-inspectorate> . If you are unable to use the online service, please contact the Planning Inspectorate's Customer Services Team on 0303 444 5000.
2. Completed appeals (forms and supporting documents set out in appeal form) must be received by the Planning Inspectorate within the relevant time scale set out in the table below. The Secretary of State has the power to allow a longer period for you to give notice of an appeal, but will not normally exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Appeal Type	Time Period
Appeal against decision where no enforcement action taken or pending	Six months from date of this decision notice
Appeal against decision where enforcement notice served in respect of substantially the same development: <ul style="list-style-type: none"> • Within two years before the date of the planning application, or • Before the date of this planning decision and still in force 	28 days from date of this decision notice
Appeal against decision where enforcement notice served in respect of substantially the same development: <ul style="list-style-type: none"> • On or after the date of this planning decision, and • Is still in force 	The earlier of the following dates: <ul style="list-style-type: none"> • 28 days from date enforcement notice is served, or • Six months from date of this decision notice

These time scales are in relation to the appeal against the planning decision.

The time scales for appeals against the enforcement notice (as set out in the enforcement notice) are not affected by this decision.

3. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development with the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
4. If you intend to submit an appeal that you would like examined by inquiry then you must notify the local planning authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#)

PURCHASE NOTICES:

If permission is granted subject to conditions, whether by the local planning authority or by the Secretary of State 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 reasonable 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.