



VJS Projects Limited
Mr Steve Bratby

| Please ask for | Direct Dial | Our Reference | Your Reference | Date |
|----------------------------------|--------------|-----------------|----------------|------------|
| Peter Baish Planning Services | 01832 742027 | NE/22/00330/CND | | 6 May 2022 |

Dear Sir/Madam

Town and Country Planning Act 1990 (As Amended).

Proposal : Discharge of conditions pursuant to NE/21/00784/FUL. Construction of 3 bedroom detached bungalow with associated landscaping and car parking provision. Condition 10 - Fire suppression

Site Address: Land to the rear of 23 - 25, St Marys Avenue, Rushden, Northamptonshire

I refer to your valid application above received on 15th March 2022.

I have set out below the Council's formal decision on the details submitted pursuant to the condition.

Condition 10 – Fire Suppression

Prior to first occupation of the development hereby approved, full details of the fire suppression system are to be submitted and agreed in writing by the Local Planning Authority. The fire suppression system will thereafter be installed and commissioned only in accordance with the approved details and maintained in the agreed manner in perpetuity.

Reason: *In the interests of residential amenity and fire safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy 2016.*

It has been confirmed by the Northamptonshire Fire Protection Officer in an email received by the Local Planning Authority on 6th May 2022 that a fire engine can make access to the site from Brooke Close, as such it is likely that a fire suppression system would not be required. The applicant has been advised that a Section 73 application should be submitted to remove/vary Condition 10 of planning permission 21/00784/FUL. This condition therefore cannot be discharged.

I trust that this information is of assistance to you. Should you wish to discuss this matter further then please contact Peter Baish, on Direct Dial 01832 742027.

Yours faithfully

Pete Baish
Senior Development Management Officer
