



**North
Northamptonshire
Council**

Development Management Service
Wellingborough Office
Swanspool House
Doddington Road
Wellingborough NN8 1BP
Tel: 01933 231906
www.northnorthants.gov.uk

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

The new building will form and annex to the existing Nereus polyester production building (NPP), which does not have a postcode. The nearest building with a postcode is Wollaston hall.

Applicant Details

Name/Company

Title

Dr.

First name

Hugh

Surname

Stiles

Company Name

Scott Bader Co. Ltd.

Address

Address line 1

Engineering, Scott Bader Co. Ltd.

Address line 2

High Street

Address line 3

Northamptonshire

Town/City

Wollaston

Country

United Kingdom

Postcode

NN29 7RJ

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- Yes
 No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

An annex for the manufacture of a separate product group (Crestapol) will be built on the side of an existing production building (NPP). The proposed extension consists of a mixture of a two storey with a plant deck section and a single storey section. We anticipate the building will be a braced steel frame. The upper floors are open grill decking. It is anticipated that the extension will have insulated profiled metal sheeting roof and wall cladding. Foundations are likely to be deepened traditional pad foundations. The ground floor slab is anticipated to be a ground-bearing in-situ concrete slab. A new concrete apron will be created between the annex and the site's existing arterial road.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- Yes
 No

Has the proposal been started?

- Yes
 No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The land to be built upon is immediately adjacent to an existing production building (the NPP) within the curtilage of Scott Bader Co. Ltd', Wollaston.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

General location plan for Scott Bader Co. Ltd., Wollaston
Plan of Scott Bader Co. Ltd., Wollaston, showing site and location of proposed annex within the site (WW-ZZJ-1466805-00.New Crestapol Plant Extension. Site Plan.pdf)
Plan showing the precise siting and exact dimensions of the proposed annex (WW-ZZJ-1466804-06. Crestapol Process. Half Size Plant Layout. Roof Platform. 15.09.22.pdf)

Select the use class that relates to the existing or last use.

B2 - General industrial

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

B2 - General industrial

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Is the proposed operation or use

- Permanent
 Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The design of the proposed annex has been checked against the criteria detailed in the Government's "Permitted Development" Planning Portal page (<https://www.planningportal.co.uk/permission/common-projects/warehouses-and-industrial-buildings/planning-permission>), in particular the section headed "Specific to extending or altering industrial buildings and warehouses".

- The gross floor space of the NPP plus annex would be 124 % of the original NPP's footprint.
- The annex is no higher than the current building (the NPP).

In addition, all other criteria ("Applicable to all") are met.

It is therefore suggested that the proposed structure meets the necessary criteria to be considered permitted development not requiring an application for planning permission.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Interest in the Land

Please state the applicant's interest in the land

- Owner
- Lessee
- Occupier
- Other

Declaration

I / We hereby apply for Lawful development: Proposed use as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Hugh Stiles

Date

27/09/2022