



**North  
Northamptonshire  
Council**

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

## 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

Town/City

Wollaston

County

Northamptonshire

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 two-storey building with a central plant deck (mezzanine). 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. The new building will be contiguous with the existing structure, and therefore constitutes an extension.

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

General location plan for Scott Bader Co. Ltd., Wollaston (1466-C011 LDC Site Plan (updated), left-hand side)  
Plan of Scott Bader Co. Ltd., Wollaston, showing site and location of proposed annex within the site (1466-C011 LDC Site Plan (updated), right-hand side)  
Plan showing the precise siting and exact dimensions of the proposed annex (1466-C012 LDC Elevations (mod2))  
Steel framework of building being extended, showing height to inside of ridge (1466-C007 NPP Steelwork Elevations)

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

B2 - General industrial

### Information about the proposed use(s)

Select the use class that relates to the proposed use.

B2 - General industrial

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 128 % 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.

It should also be noted that there are only limited differences between this application and previously approved application NW/22/00835/LDP which this application supersedes..

### 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

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

E-mail exchange with Dr. Stiles

Date (must be pre-application submission)

09/11/2023

Details of the pre-application advice received

From SB:

"You may recall that last year, following some initial confusion, you recommended to Wellingborough Borough Council the issue of a Certificate of Lawfulness for a proposed development at Scott Bader's production site in Wollaston.

Now, for various reasons, the funding for the associated project has still not been approved. In addition, in the interim, we were requested to modify the design to accommodate a higher production capacity, and our subsequent modelling of the building's internals suggested that it would be overly congested as a result of the additional equipment. We have therefore reluctantly increased the building's footprint by 17.5 % from 314 to 369 m<sup>2</sup>, at the same time moving the equipment on the roof to a low-level 'pier' over a concrete bunded area, thereby significantly reducing the annex's overall height and visual impact (please see attached plan/elevation drawings for details). You will note that, with the exception of the equipment on the roof, the extension's overall appearance has not changed significantly.

Looking online, it would appear that some local authorities are prepared to entertain revisions to approved designs if submitted within 12 calendar months of the approval date and, in this respect, I see that SB's certificate was issued on 25/11/22.

So, three questions: i) are the proposed changes sufficient to require the issue of a new/revised Certificate of Lawfulness?, ii) Is it possible to update the existing certificate, or does a completely new one need to be requested/issued? and iii) if amendment is possible, how do I do that? I cannot see any obvious route on the planning portal."

Reply from CL:

"Thank you for your email. If you need a new certificate as the building has changed you will need to apply afresh as we can't do amendments to a certificate I'm afraid. Also, this will be chargeable again as you used your free go following the original refusal.

My advice would be to check that the new design meets all the criteria for permitted development first. If you look at the officer's report from the previous application that was granted there are tables within it which you can use to review your new scheme against (both the criteria and conditions). I would advise you do this before submitting to ensure it's OK."

## 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 the questions answered, details provided, and the 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 opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

2023/11/17