



Mr Lee Adams
8 A Church Street
Cottingham
Northamptonshire
LE16 8XG

Ask for: Mr Fernando Barber-Martinez
Telephone: 01536 01536 464099
Email:
Our Ref: NC/24/00090/CLE
Your Ref: foxglove 2
Date: 29 February 2024

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

The property known as Foxglove Cottage (8aChurch Street), Cottingham has been used as a single residential property (C3 Dwellinghouse) for over four years. This includes the land and buildings within the red line of the supplied location plan.

at

8A Church Street Cottingham Northamptonshire LE16 8XG

Your application dated 27th February 2024 has been received and has been allocated Ref: [NC/24/00090/CLE](#) which should be quoted on all enquiries relating to this matter.

If by 9th April 2024 you have not received notification that your application is invalid and the Council has not given notice of its decision (and you have not agreed with the Council in writing that the period within which a decision shall be given may be extended), you may appeal to the Secretary of State against non-determination within six months of that date (unless the application has already been referred by this Authority to the Secretary of State for the Transport, Local Government and the Regions (DTLR)). Appeals must be submitted on a form which is obtainable from the Planning Inspectorate, Kite Way, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Tel No. (0117) 372 8000. E mail www.planning-inspectorate.gov.uk

I must also point out that approval under Building Regulations may also be required for the proposed development, for which a separate application must be made. Please contact the Building Control Office on (01536) 464171 for further information.

Please note that although your application will not be considered against Building Regulations by the Planning Service, recent changes to Part L (Conservation of Fuel and Power) and Part F (Ventilation) of the Building Regulations and the new Part O (Overheating) and Part S (Infrastructure for charging electric vehicles) may require changes to your proposal. It is recommended that you check the proposed details with the Building Control Team (phone 01536 464171 or email buildingcontrol.cbc@northnorthants.gov.uk). They may be able to advise you as to any alterations required to fully comply. If changes to the proposal are required in order to comply with Building Regulations, please contact your case officer as soon as possible.

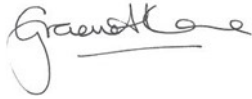
Please be advised that due to the high volume of applications being received, there will likely be delays in reaching a decision. If your application is affected the case officer will be in touch to advise further and/or seek an extension of time beyond current decision making targets, as necessary. Please go to the Public Access link <https://publicaccess.corby.gov.uk/publicaccess/> for updates; we will get to your case as soon as we can. Officers do not have the capacity to provide detailed updates on individual cases.

Contact with the case officer should preferably be by email, noting the Council's target

*response time of **5 working days**. Applicants/agents are expected to track the progress of their case on the Council's website at <https://www.northnorthants.gov.uk/planning-and-building-control/view-and-comment-application> - where documents and comments received will be available to view.*

Should you require any further information with regards to your planning application, please contact the office direct on 01536 464167/464158

Yours faithfully

A handwritten signature in black ink, appearing to read 'Graeme', with a horizontal line underneath it.

Interim Executive Director of Place & Economy.

