



Name and address of agent:

**Miss Sharon-lee Bow
Studio Charrette
The Clubhouse
50 Grosvenor Hill
London
W1K 3QT**

Name and address of applicant:

NOTICE OF APPROVAL

Town and Country Planning Act 1990 (as amended)

Part I – Particulars of application
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**Date Valid:
8 July 2021**

**Application Number:
NW/21/00428/FUL**

Location:

Description:

**Creation of vehicle crossover that serves both
formation of areas of hardstanding**

and

Part II – Particulars of decision
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**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 hereby approved shall be carried out in accordance with the following plans/details:

Site Location Plan - Received 08.07.21

Existing and Proposed Elevations - Received 11.05.21

Proposed Site Plan Proposed Plan (Revision V3) -
Received 05.08.21

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. Notwithstanding the details on the approved plans the approved access point shall not be used until the vehicular areas that are within 5 metres from the boundary of the site where it meets the public highway have been constructed and surfaced in a stable and durable manner in accordance with details to be approved in writing by the local planning authority. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of mud or other extraneous material or surface water, in the interests of highway safety and to reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure a satisfactory parking of vehicles outside of highway limits in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

4. Pedestrian to vehicle visibility of 2.0m x 2.0m above a height of 0.6m must be provided and maintained on both sides of the vehicular access as shown on the submitted plan (9/11 Burton Road Proposed Plan (Revision V3).

Reason: In the interests of highway safety in accordance with policy 8 (b) (ii) 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. **The North Northamptonshire Council encourages all contractors to be 'considerate contractors' when working in our district by being aware of the needs of neighbours and the environment. Prior to the commencement of any site works, it is good practice to notify neighbouring occupiers of the nature and duration of works to be undertaken.**

To limit the potential detriment of construction works on residential amenity, it is recommended that all works and ancillary operations which are audible at the site boundary during construction should be carried out only between the following hours:

0800 hours and 1800 hours on Mondays to Fridays and 0800 and 1300 hours on Saturdays and at no time on Sundays and Bank Holidays.

3. **The Party Wall Act 1996 provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings. A building owner proposing to start work covered by the Act must give adjoining owners notice of their intentions in the way set down in the Act. Adjoining owners can agree or disagree with what is proposed. Where they disagree, the Act provides a mechanism for resolving disputes. The Act is separate from obtaining planning permission or building regulations approval. The applicant is advised to refer to this guidance to address any issues relating to the stone boundary wall.**
4. **The vehicular crossing must be constructed and all highway surfaces affected by the proposals reinstated in accordance with the specification of the Local Highway Authority and subject to a suitable licence/agreement under the Highways Act 1980.**
5. **Works to remove, accommodate or protect existing street furniture or features such as street lighting columns, trees, traffic signs or the apparatus of service providers must be agreed with the Local Highway Authority or Statutory Undertaker and carried out at the cost of the applicant.**

Decision Date

25 August 2021

Signed:



**George Candler
Executive Director Place and Economy**

Officer Ref: CM

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.