



Development Services
Bowling Green Road
Kettering
NN15 7OX

Mr M Buckby
The Old Vicarage
Kettering Road
Pytchley
KETTERING
Northamptonshire
NN14 1EP



NOTICE OF APPROVAL

TOWN & COUNTRY PLANNING ACT 1990 (as amended)

REFERENCE No: **KET/2017/0524**
APPLICANT: **Mr M Buckby**
DEVELOPMENT: **35 no. replacement UPVC windows**
LOCATION: **The Old Vicarage, Kettering Road, Pytchley**

KETTERING BOROUGH COUNCIL, having considered a valid application submitted on 11 July 2017, for the above development in pursuance of their powers under the above mentioned Acts,

GRANT PERMISSION

for the development as described and in accordance with the application and plans submitted, subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and information detailed below, which for clarity includes 'The Ultimate Rose' Sash as provided by Roseview Windows in a white woodgrain finish.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 2 and 8 of the North Northamptonshire Joint Core Strategy.

3. No works shall take place on site until full details of all casement windows illustrated on the approved plans and the reveal of all windows have been submitted to and approved in writing by the Local Planning Authority. The works shall not be carried out other than in accordance with the approved details.

REASON: Details are required prior to commencement of development in the interests of protecting the character and appearance of the Conservation Area and the host building in accordance with Policy 2 and 8 of the North Northamptonshire Joint Core Strategy.

4. In the event that replacement lintels or window surround stonework replacements are required those works shall not take place until full details of how the replacements shall be achieved and their finish have been submitted to and approved in writing by the Local Planning Authority. The works shall not be carried out other than in accordance with the approved details.

REASON: Details are required prior to commencement of development in the interests of protecting the character and appearance of the Conservation Area and the host building in accordance with Policy 2 and 8 of the North Northamptonshire Joint Core Strategy.

Notes (if any):-

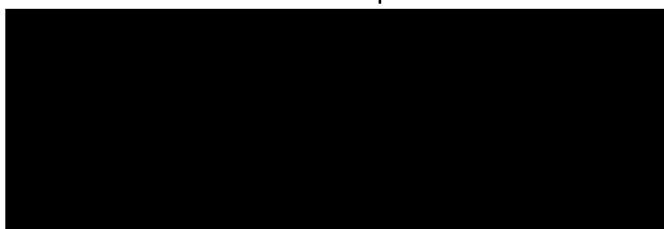
1. In accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015, Article 35(2). The Local Planning Authority has worked positively and proactively with the applicant to seek solutions to problems arising from the application including seeking additional information during the application process and as such planning permission is granted.

2. The plans and documents, some of which may have been subsequently referenced by the LPA, are set out below and form the basis for this decision:

Title	KET Ref.	Agent's Ref	Received Date	Status
Location Plan		TQRQM17191181619140	11/07/17	Approved
Block Plan		TQRQM17153171629079	06/07/17	Approved
Ground Floor Plan	KET/2017/0524/1		06/07/17	Approved
First & Second Floor Plans	KET/2017/0524/2		06/07/17	Approved
Technical Specifications	KET/2017/0524/3		06/07/17	Approved
Rose Collection Conservation Brochure	KET/2017/0524/4		06/07/17	Approved
Rose Collection Brochure	KET/2017/0524/5		06/07/17	Approved
Heritage & Justification Statement	KET/2017/0524/13		06/07/17	Approved
Applicant E-mail entitled 'Windows sash vs casement'	KET/2017/0524/14		03/09/17	Approved
Supporting Photograph 1	KET/2017/0524/6		06/07/17	Information

Supporting Photograph 2	KET/2017/0524/7		06/07/17	Information
Supporting Photograph 3	KET/2017/0524/8		06/07/17	Information
Supporting Photograph 4	KET/2017/0524/9		06/07/17	Information
Supporting Photograph 5	KET/2017/0524/10		06/07/17	Information
Supporting Photograph 6	KET/2017/0524/11		06/07/17	Information
Supporting Photograph 7	KET/2017/0524/12		06/07/17	Information

Date of Decision: 05 September 2017



Robert Harbour
Head of Development Services

Contact:-

Mr M Buckby
The Old Vicarage
Kettering Road
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KETTERING
Northamptonshire
NN14 1EP

1. In accordance with paragraphs 186 to 192 of the National Planning Policy Framework the Local Planning Authority has acted positively and proactively in dealing with this application.
2. 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. I would urge you to notify the Case Officer at least 8 weeks prior to commencement of any works by completing and returning the attached "Notice of Intention to Commence" form, so that any outstanding matters can be identified.
3. Please pay attention to the requirements of any conditions imposed on the approval, in particular, to any schemes and details that need approval **before development commences**. Under Article 27 of the Town & Country Planning (Development Management Procedure) (England) Order 2015, the Council has a further 8 weeks to agree conditions once details are submitted

4. Any details requiring approval by the Council must be submitted on the relevant form "Application for approval of details reserved by condition" (attached). There is a fee for requests to discharge conditions of Planning Permissions: currently £28 per submission for householder developments and £97 for all other developments. There is no fee to discharge conditions of other types of consent. Your development will be liable to enforcement action if you do not comply with the approved plans and all of the conditions.

This permission refers only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulations.

Appeals Against Decision

The rules for lodging an appeal against this decision 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 and ask for a Planning Appeal form.
2. Completed appeals (forms and supporting documents set out in the 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 he 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: • 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: • on or after the date of this planning decision, and • is still in force.	The earlier of the following dates: • 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.

Purchase Notices

If permission is refused, 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.