

North Northamptonshire Area Planning (Kettering) Committee 17/05/2023

Application Reference	NK/2022/0047
Case Officer	Natalie Westgate
Location	The former Woolpack Inn, Market Hill, Rothwell
Development	Full Planning Permission: Redevelopment of site to create 6 no. dwellings
Applicant	Hazelton Homes Ltd
Agent	Mr D Bates Staniforth Architects Ltd
Ward	Rothwell
Overall Expiry Date	31/03/2022
Agreed Extension of Time	19/05/2023

All plans and documents can be viewed using the application reference number at <https://www.kettering.gov.uk/planningApplication/search>

Scheme of Delegation

This application is brought to committee because the relevant town council has a material written objection.

1. Recommendation

1.1 That planning permission be GRANTED subject to conditions.

2. The Proposal

2.1 Redevelopment of site to create 6 no. dwellings

3. Site Description

3.1 The application site consists of a former public house which has been vacant since 2017, former associated garage and dense overgrown landscaping. The site is situated in the centre of the market town of Rothwell.

3.2 Site Constraints
Within Rothwell Conservation Area

4. Relevant Planning History

4.1 NK/2022/0053 – Application for Relevant Demolition in a Conservation Area: Demolition of garages and single storey element of public house – pending

5. Consultation Responses

A full copy of all comments received can be found on the Council's website at: <https://www.kettering.gov.uk/planningApplication/search>

5.1 Town Council
Rothwell Town Council strongly object on grounds of change of use, housing in the centre of a conservation area, loss of amenity / retail space.

5.2 Neighbours / Responses to Publicity
2 number of letters have been received. The issues raised are summarised below:

- It should remain as a pub/restaurant
- Too many brownfield sites within town centre being developed so aids to traffic congestion
- Overdevelopment of the site
- It maybe a listed building
- Highway safety concern with parking on pavement
- Highway safety concern with entry by the bend on the road
- Lack of parking provision within the site
- Site is within the Rothwell Fair Zone

5.3 Local Highway Authority (LHA)
Overall, the proposals require 13 car parking spaces (inc. 2 visitor parking spaces) as per minimum requirements within the Northamptonshire Parking Standards (2016). 5 spaces are shown on-site hence, 8 spaces would need to be on-street. The Parking Beat Survey (Tutum Consulting) is noted and suggests availability in the 200m zone but it must be borne in mind that a number of roads closer to the site currently face very high parking stresses which, if amplified, can result in indiscriminate parking. The LPA must satisfy itself as regards parking and servicing of the site to include fire tender requirements.

The applicant and LPA are strongly requested to consider the provision of electric vehicle charging facilities.

The site is noted to be well located with regards to proximity to shops/amenities as well as bus stops. A covered bike store for 6 bikes is noted on the proposed site

plan. Cycle parking is required at 1 secure, covered space per bedroom hence for plots 2-6, at least 9 spaces are required in total. The proposed means of storage is noted from the document entitled 'Bike Rack Photo' this involves cycle lifting which the LHA discourage as it can and does discourage residents to use it. The LPA must take a view on this.

The 2m x 2m pedestrian visibility splays should be on the boundary with the public highway in land in control of the applicant and not within the public highway. They continue to be shown within highway land.

An access width of 4.5m (5.5m between structures) is required for a minimum of the first 10m from the boundary to the public highway as this is deemed to be the minimum width suitable for two large cars to pass each other slowly without therefore resulting in a vehicle waiting within the highway.

Vehicular accesses over 45.0m in length from highway boundary to the face of a building should be referred to a Building Regulation Approved Inspector. In such circumstances, access and turning for emergency vehicles will be required. The Northamptonshire Fire and Rescue service require: a. All accesses over 45m in length to be a minimum of 3.7m wide for its whole length to accommodate an appliance. b. Such accesses to accommodate a fire appliance with a 15 Ton axle loading c. Turning space for a fire appliance. Please see "Fire and Rescue Pre-Application Advice and Guidance for Developers Designing New Residential and Commercial Development Schemes in Northamptonshire" for further information. It may be permissible to negate the need for fire tender access subject to the provision of approved sprinkler systems. The LPA must satisfy itself as regards this.

The gate would require of a set-back of at least 5.5m to ensure any vehicle waiting does not do so over the public highway.

A CTMP should be conditioned.

5.4 Environmental Health officer

No objections to the demolition proposals but would request the submission of a Construction Environmental Management Plan prior to work commencing on site.

The proposal will bring new residential units within a few metres of the bank of condenser units located on the roof of the adjacent Co-Op Foodstore. The applicant has submitted a noise impact assessment by RandTech Consulting Ltd (15th February 2023; Ref: MDR/J5246a) which assesses the impact of noise from the rooftop cooling plant and traffic noise on the proposed development. The report concludes that the background and ambient sound levels are dominated by traffic noise from Bell Hill and that the cooling plant noise does not have a significant contribution to them. The monitoring of noise from the cooling plant was carried out at the southern end of the site and additional monitoring at the northern (Bell Hill) end of the site indicated that traffic noise levels were in the order of 9dBA higher. However, the assessment indicates that closed windows will be required to maintain satisfactory internal noise levels across the whole of the site. It is concluded that well fitted standard thermal double-glazing units will be adequate along with appropriate ventilators to comply with Parts F and O of the

Building Regulations; no acoustic specification has been given for the ventilators. It may be prudent for the window and ventilator designs and specifications to be submitted for approval to ensure that they meet both the acoustic requirements and any conservation area requirements. The noise assessment indicates that the site is suitable for the proposed development subject to condition.

Conditions recommended on Demolition and Construction Management Plan and noise. Recommends informative on Contractors and sub contractors must have regard to BS 5228-2:2009.

5.5 NNC Waste Education and Communications officer

This is acceptable. Residents will need to present kerbside on collection day – this means on the road side of the path rather than next to the wall. We are not responsible for enforcing wheeled bins being returned to the property after collection.

5.6 NNC Ecological Advisor

The net gain assessment was not completed correctly, however after correcting the errors I'm satisfied that a marginal net gain would result.

The bat survey report is marginally acceptable, however in this case I will defer to the surveyor's years of experience and accept the results. A method statement for bats would be required to ensure works are undertaken sensitively. I would recommend the following condition from BS42020: No development shall take place (including any demolition, ground works, site clearance) until a method statement for bats has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the: a) purpose and objectives for the proposed works; b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used); c) extent and location of proposed works shown on appropriate scale maps and plans; d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction; e) persons responsible for implementing the works; f) initial aftercare and long-term maintenance (where relevant). The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 National Policy

National Planning Practice Guidance (NPPG)
National Design Guide (NDG) (2019)

National Planning Policy Framework (NPPF) (2021):
Section 2: Achieving Sustainable Development
Section 5: Delivering a Sufficient Supply of Homes

Section 11: Making Effective Use of Land
Section 12: Achieving Well-Designed Places
Section 15: Conserving and Enhancing the Natural Environment
Section 16: Conserving and Enhancing the Historic Environment

6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)

Policy 1: Presumption in favour of Sustainable Development
Policy 2: Historic Environment
Policy 4: Biodiversity and Geodiversity
Policy 6: Development of Brownfield Land and Land affected by Contamination
Policy 7: Community Services and Facilities
Policy 8: Place Shaping Principles
Policy 9: Sustainable Buildings
Policy 11: The Network of Urban and Rural and Areas
Policy 15: Well-connected Towns, Villages and Neighbourhoods
Policy 28: Housing Requirements
Policy 29: Distribution of new Homes
Policy 30: Housing Mix and Tenure

6.4 Local Plan – Site Specific Part 2 Local Plan (LPP2) (2021)

Policy LOC1: Settlement Boundaries
Policy HOU1: Windfall and Infill Development: Principles of Delivery
Policy TCE4: Residential Development within the Town Centres
Policy HWC2: Protection of Community Facilities and Proposals for New Facilities Development
Policy ROT1: Rothwell Town Centre Development Principles Development

7. **Evaluation**

The key issues for consideration are:

- Principle of Development
- Visual Impact
- Impact on Neighbouring Amenity
- Highway Matters
- Ecology
- Heritage

7.1 **Principle of Development**

7.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the Development Plan unless material planning considerations indicate otherwise.

7.1.2 The National Planning Policy Framework attaches great importance to the design of the built environment, stating good design is a key aspect of sustainable development and should contribute positively to making places better for people. It stresses the need to plan positively for the achievement of high quality and inclusive design for all development. While it states that local authorities should not impose

architectural styles or particular tastes, it reinforces that it is also important to consider local character and distinctiveness.

7.1.3 The North Northamptonshire Joint Core Strategy (JCS) Policy 7(c) states that *“Development should support and enhance community services and facilities, where appropriate by:... safeguarding existing facilities unless it can be demonstrated that:*

(i) They are no longer viable; and

(ii) No longer needed by the community they serve; and

(iii) Are not needed for any other community use or that the facility is being relocated and improved to meet the needs of the new and existing community.”

7.1.4 The Site Specific Local Plan Part 2 Policy HWC2 seeks to *“protect and enhance local services and facilities which meet a local need, and guard against their loss, unless it can be demonstrated that:*

a. the loss of the service or facility would not have a negative impact on the vitality and viability of a settlement or neighbourhood area; and

b. the property has been marketed for its current use for a period of 12 months and that there is no interest in the property and its existing use is no longer viable.”

7.1.5 The agent has provided evidence of a letter by Fleurets on marketing and sales details since 2020 and a lettings brochure by Fleurets. The submitted application documentation show that efforts to market the premises for comparable uses did not attract significant interest. Efforts to attract other comparable uses was unsuccessful. There is another Public House and a community library in close proximity so arguably the loss of Public House would not significantly affect residents and there are alternative facilities within the locality. In any case, the Public House has been vacant for a number of years and the change of use from Public House to residential cannot be construed to mean an actual loss of the Public House bearing in mind that same subject property has been vacant for years.

7.1.6 The Council’s adopted development strategy is to direct development in a hierarchal order such that development sites are within the growth towns, market towns, villages and then open countryside. Policy 11 of the Joint Core Strategy defines the settlement hierarchy which underpins the focus and priorities for new development throughout the borough, with principle focus of housing delivery being directed towards the growth town of Kettering, with secondary focus being directed to the market towns such as Rothwell and then villages. The housing requirements for the borough and rural area over the plan period are set out in Policies 28 and 29 in the Joint Core Strategy. The application would make a small contribution to the Council's housing targets. Given the site is with the settlement boundary of Rothwell it is considered to be in compliance with Policies 11 and 29 of the Joint Core Strategy.

7.1.7 The Site Specific Local Plan Part 2 Policy HOU1 states that *“Windfall and infill development within settlement boundaries, including the complete or partial redevelopment of residential garden land, will generally be accepted in principle providing:*

a. there is no erosion to the character and appearance of the area and no detrimental effects to the environmental quality, amenity and privacy enjoyed by existing residents

b. They meet the requirements of policy set out in the JCS”.

7.1.8 Policy TCE4 considers residential development within the town centre of Rothwell, and *“will be supported where they:*
a. Are compatible with existing neighbouring and nearby uses;
b. Do not result in the loss of viable main town centre uses;
c. Comply with the ‘design out crime’ standards;
d. Provide for sufficient space and access for private amenity and servicing; and
e. Preserve an active main town centre use in ground floor level frontages.
Further support will also be given to proposals involving the conversion and re-use of historic buildings and buildings of local significance for residential use, where they:
f. Are suitable for conversion without significant alteration or loss of historic features or character.”

7.1.9 Policy ROT1 states Rothwell Town Centre Development Principles in which development within the Rothwell Town Centre *“will:*
a. Allow the continued use of the Market Hill Square for the Rowell Fair;
b. Respect the historic character of the town centre. New buildings should be designed to respect and enhance this character;
c. Front onto and abut the main streets or public areas to create a good sense of enclosure. Development proposals within Rothwell Town Centre boundary will be supported which:
d. Provide additional car parking in the town;
e. Remove on-street parking on Bridge Street, where this is appropriate;
f. Provide additional retail units or uses which would increase footfall in the town centre;
g. Provides residential development or employment above ground floor level
h. Give priority to redevelopment which retains, restores and enhances historic buildings and buildings of local significance;
i. Retain existing business uses unless demonstrated to be unviable;
j. Demonstrate that proposals accord with ‘Designing out Crime’; and
k. Provide, where appropriate, 30% of dwellings as affordable housing in accordance with Policy 30 of the JCS.”

7.1.10 Policy 8 of the Joint Core Strategy is supportive of new residential development provided that it complies with the place shaping principles outlined within the policy. For example there should be no adverse impact on character and appearance, residential amenity and the highway network. These matters are considered further below.

7.1.11 The proposed development is located within the designated market town boundary of Rothwell and some form of residential development on the site would be considered appropriate in accordance with policies 6, 11 and 29 of the Joint Core Strategy and policies HOU1 and TCE4 of the Site Specific Part 2 Local Plan so the proposed development would be acceptable in principle.

7.2 **Visual Impact**

7.2.1 Policy 8(d) of the Joint Core Strategy requires new development to respond to the site’s immediate and wider context and local character. Chapter 12 of the National Planning Policy Framework attaches great importance to the design of the built environment. It goes on to advise that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.

- 7.2.2 Plot 1 is visible from the streetscene and adjoins plot 2. There would be similar windows in the existing window openings and the main elevation would reopen the window to right of the door at ground floor level. There is proposed to be the addition of 3 conservation style rooflights within the main roof facing within the site. There would be minimal external changes to plot 1 on the streetscene.
- 7.2.3 Plot 2 adjoins to Plots 1 and 3. There are no changes proposed to the side elevation fronting the streetscene. The front elevation would consist of the front door in place of the existing wide ground floor window. There would be a new window on the projection fronting the courtyard. The proposed windows and door would be appropriate size in keeping with character of the existing building. There would be minimal external changes to plot 2.
- 7.2.4 Plot 3 adjoins Plots 2 and 4. There is proposed to be an additional ground floor window resulting in minimal external change for this plot 3.
- 7.2.5 Plot 4 adjoins plots 3 and 5. A ground floor window would be altered to become the front door. There is proposed to be 2 rooflights on the front elevation. Given it is set far back from streetscene and conservation style rooflights then rooflights would be acceptable.
- 7.2.6 Plot 5 adjoins plot 4 towards the rear of the building to be converted from public house. The proposed development comprises of an additional floor and thereby increased height of this part of the building but this change would be more in keeping with the massing and scale of the adjacent plots 2-4. There would be 3 windows inserted at first floor level which would be in keeping with other windows within the existing building.
- 7.2.7 Plot 6 would be partially visible from the streetscene behind a high brick wall and existing large mature tree. The building would be higher than the existing garage in that location towards the front of the site. The height is set down and back towards the streetscene so more in keeping with existing height of the garage to reduce impact upon the character of the conservation area. The plot would be well separation distance from plot 2 on opposite side of the development. There would be 2 roof dormers and a first floor circular window on the front elevation which offer interesting design character to the development. The proposed ground floor windows would be in character of garage doors which aid to interesting design character of the development which is part of the gateway into the development. The proposed brickwork would be similar brickwork to the existing garage.
- 7.2.8 Given the proposed scale of the residential development there would be removal of permitted development to ensure no overdevelopment of the site. As such a condition is attached to ensure no new building or enclosure would be constructed within the application site and no enlargement or extension of the dwellings hereby permitted, including any additions or alterations to the roof; without the prior written approval of the Local Planning Authority.
- 7.2.9 The proposed main building would, largely, retain the existing external appearance of the host building, site layout and access; and no issues are raised in these regards. There are no proposed changes to adequate boundary treatment around the site.

The proposed development would be designed to be of acceptable design, scale and massing for the locality. The proposed materials are conditioned to match the existing buildings and be in keeping with the character of the conservation area. The proposed development would comply with Policies 2 and 8 of the Joint Core Strategy. It is considered that as a change of use to residential from an existing vacant pub and associated garage that there would be no impact on the character and appearance of the surrounding area or street scene.

7.3 Impact on Neighbouring Amenity

- 7.3.1 Policy 8 of the Joint Core Strategy requires new development to not have an unacceptable impact upon the amenities of neighbours or the wider areas as result of noise, smell, loss of light or overlooking among other factors.
- 7.3.2 It is considered that there are adequate separation distances between the proposed residential development themselves and the neighbouring properties.
- 7.3.3 There is adequate amenity space for hanging out washing to the rear of the site. There would be adequate bin collection point and refuse storage which is conditioned to be retained.
- 7.3.4 The proposal will bring new residential units within a few metres of the bank of condenser units located on the roof of the adjacent Co-Op Foodstore. The applicant has submitted a noise impact assessment by RandTech Consulting Ltd (Ref: MDR/J5246a) which assesses the impact of noise from the rooftop cooling plant and traffic noise on the proposed development. The report concludes that the background and ambient sound levels are dominated by traffic noise from Bell Hill and that the cooling plant noise does not have a significant contribution to them. It may be prudent for the window and ventilator designs and specifications to be submitted for approval to ensure that they meet both the acoustic requirements and any conservation area requirements. The noise assessment indicates that the site is suitable for the proposed development subject to attached condition and informative on noise as recommended by the Environmental Health Officer.
- 7.3.5 Given the location on a busy main road in Rothwell and mixed use area then the Environmental Health officer recommended condition on Demolition and Construction Management Plan and associated informative are attached as is a condition on reasonable working hours.
- 7.3.6 It is unlikely that there would be adversely harmful impact on the amenity of neighbouring residents and thereby in accordance with Policy 8 of the Joint Core Strategy.

7.4 Highway Matters

- 7.4.1 Policy 8 of the Joint Core Strategy requires development to make safe and pleasant streets by ensuring a satisfactory means of access and provision for parking, serving and manoeuvring.
- 7.4.2 The site will be accessed from an existing access point and gate. Given the provision of 5 parking spaces within the site, town centre location with nearby buses

and the Parking Beat Survey demonstrated availability of parking in the locality then there would be adequate parking provision within the site. There is no requirement within planning for the provision of electric vehicle charging points. A condition is attached to ensure the provision of parking spaces within the site. There is provision of bicycle storage within the site for 6 bicycles and a condition for this to be retained is attached.

7.4.3 The residential development and driveway would be set back from the road and pavement area. It is considered that there is sufficient area to the rear to accommodate car parking. Attached is the condition on Construction Traffic Management Plan as recommended by the Highways Officer.

7.4.4 The proposed development would not have an adversely harmful impact upon highway safety and therefore would comply with Policy 8 of the Joint Core Strategy.

7.5 Ecology

7.5.1 Policy 4 of the Joint Core Strategy requires new development to consider biodiversity.

7.5.2 The Ecological Advisor has considered the proposed development and states that the bat survey report is acceptable so recommends the attached condition for a method statement for bats.

7.5.3 The Ecology Advisor is satisfied that there would be a marginal net gain.

7.5.4 There should be careful consideration of trees to ensure no impact upon the buildings from the retention of mature trees/proposed landscaping and a condition on landscaping is attached.

7.6 Heritage

7.6.1 The council is required by section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

7.6.2 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a decision maker to pay special attention to the need to preserve or enhance the character or appearance of a conservation area.

7.6.3 Policy 16 of the National Planning Policy Framework supports development which makes a positive contribution to the Conservation Area and its setting (paragraph 200).

7.6.4 Policy 2 of the Joint Core Strategy looks to protect and preserve the historic environment and heritage assets and their settings. Proposals should demonstrate an understanding and appreciation of development upon the setting of heritage assets and complement their surrounding historic environment through the form, scale, design and materials used.

7.6.5 The site is situated within the Rothwell conservation area. The proposed conversion of the former public house and garage would be designed to be of acceptable scale and massing for the conservation area. The proposed design and materials would be in keeping with the character of the conservation area.

7.6.6 Given that the minor nature of changes to the buildings it is considered that the proposed change of use to residential development will not have a detrimental impact on the conservation area and therefore would be in conformity with Policy 2 of the Joint Core Strategy.

8. Other Matters

8.1 A neighbour commented on the site being within Rothwell Fair Zone. The site is behind a gate so would not be impact the event.

9. Conclusion / Planning Balance

9.1 For the reasons given above and conditions to be imposed then the proposal would be acceptable in terms of character, appearance, highway matters and impact on living conditions and neighbouring amenity.

10. Recommendation

10.1 The application is therefore recommended for approval subject to attached conditions.

11. 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 details listed below.
REASON: In the interest of securing an appropriate form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture, those on the existing buildings.
REASON: In the interests of visual amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. The parking spaces hereby approved shall be provided prior to the first occupation of the site hereby permitted and shall be permanently retained and kept available for the parking of vehicles.
REASON: To ensure adequate on-site parking provision for the approved buildings.

5. Prior to the commencement of the development hereby permitted, a Construction Traffic Management Plan (CTMP) shall be submitted to and be approved in writing by the local planning authority. The Plan shall include the following elements:

- Detailed work programme / timetable
- Site HGV and deliveries / removal hours to be limited to between 10:00 - 16:00 Mondays-Fridays
- Detailed routeing for demolition, excavation, construction and abnormal loads
- Supply of pre-journey information on routeing and site restrictions to contractors, deliveries and visitors
- Detailed plan showing the location of on-site stores and facilities including the site compound, contractor & visitor parking and turning as well as un/loading point, turning and queuing for HGVs
- Breakdown of number, type, size and weight of vehicles over demolition & construction period
- Details of debris management including location of wheel wash, programme to control debris spill/ tracking onto the highway to also include sheeting/sealing of vehicles and dust management
- Details of public impact and protection to include road, footway, cycleway and Public Right of Way. Details of Traffic Regulations Orders and road / footway / cycleway / Public Right of Way closures and re-routeings as well as signage, barriers and remediation
- Public liaison position, name, contact details and details of public consultation/liaison
- Route details as required covering culverts, waterways, passing places, tracking of bends/junctions and visibility splays
- Details of temporary construction accesses and their remediation post project
- Provision for emergency vehicles.

REASON: In the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core strategy.

6. Prior to the commencement of development a Demolition and Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the demolition and construction works.

REASON: Details are required prior to the commencement of development because demolition and construction management occurs early in the construction process and in the interests of safeguarding highway safety and residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

7. Prior to the commencement of development, a scheme for ensuring that residents are not exposed to significant adverse impacts on their health or quality of life due to noise shall be submitted and approved in writing by the Local Planning Authority. Any proposed scheme shall take account of the guidance in BS8233:2014 and BS4142:2014 as appropriate. Once approved the scheme shall be implemented before first occupation of the residential units and thereafter always maintained in the approved state. No alterations shall be made to the

approved structure including roof, doors, windows and external facades, layout of the units or noise barriers.

REASON: Details are required prior to the commencement of development in the interest of

safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

8. No development shall take place (including any demolition, ground works, site clearance)

until a method statement for bats has been submitted to and approved in writing by the

local planning authority. The content of the method statement shall include the:

- a) purpose and objectives for the proposed works;
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- c) extent and location of proposed works shown on appropriate scale maps and plans;
- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- e) persons responsible for implementing the works;
- f) initial aftercare and long-term maintenance (where relevant).

The works shall be carried out strictly in accordance with the approved details and shall

be retained in that manner thereafter.

REASON: To ensure protection for bats and ecology and to comply with Policy 4 of the North Northamptonshire Joint Core Strategy.

9. Prior to first occupation of the development a scheme of soft landscaping works which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted, any existing trees to be retained, the layout, contouring and surfacing of all open space areas shall be submitted to and approved by the Local Planning Authority. The works approved shall be carried out in the first planting and seeding seasons following the occupation of the building, unless these works are carried out earlier. Any newly approved trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To improve the appearance of the site in the interests of visual amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy..

10. Prior to first occupation of development, details for the cycle storage shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of general amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

11. Notwithstanding Plan P07.1, no development shall take place above slab level until full details of refuse storage area(s) and collection point has been submitted to and approved in writing by the Local Planning Authority. The approved refuse storage area(s) and collection point shall be provided before the occupation of any of the new dwellings and retained as approved thereafter. REASON: Refuse details are necessary prior to the commencement of development in the interests of visual amenity and highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revising, revoking and re-enacting that Order with or without modification), there shall be: (i) no new building or enclosure constructed within the application site; (ii) no enlargement or extension of the dwellings hereby permitted, including any additions or alterations to the roof; without the prior written approval of the Local Planning Authority. REASON: To satisfactorily protect the character and appearance of the area and the residential amenities of nearby occupiers; and to ensure compliance with Policy 8 of the North Northamptonshire Joint Core Strategy.

13. No works of demolition, construction or deliveries shall occur outside these times: Monday to Friday 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and at no time whatsoever on Saturday, Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub-contractors. REASON: In the interests of safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

12. Informatives

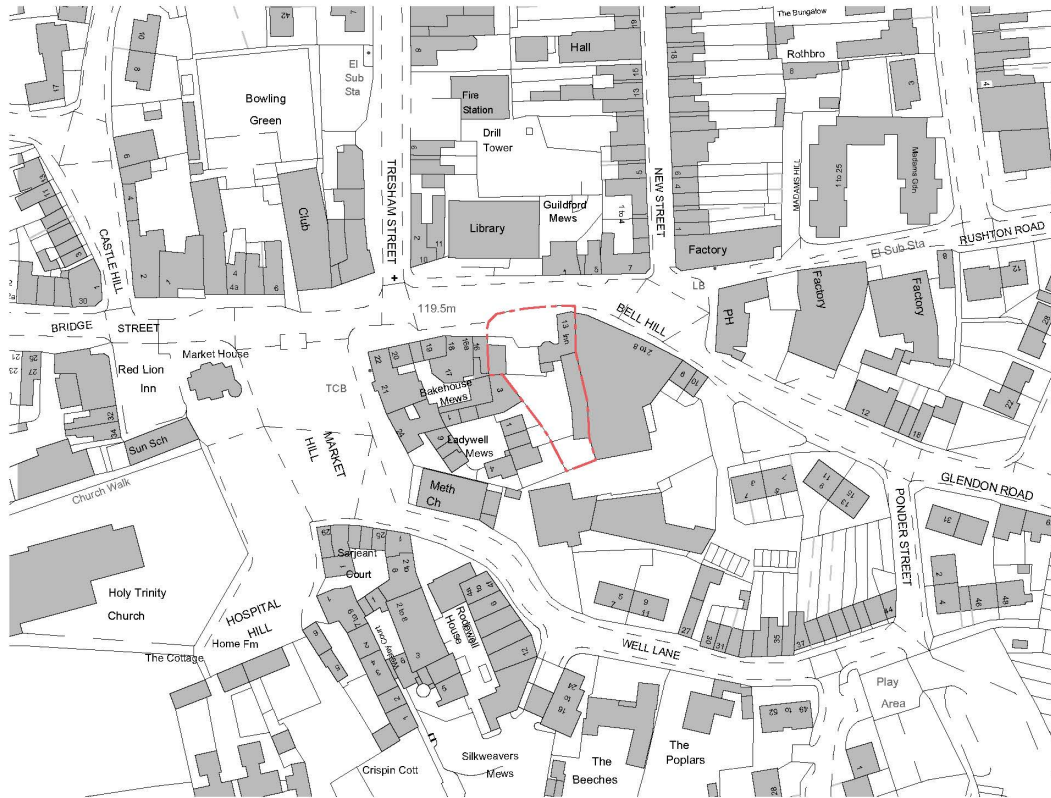
Positive/Proactive - amendments
Demolition and Construction Management Plan
Noise

List of plans

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	NK Ref.	Agent's Ref	Received Date
Design & Access Statement	NK/2022/0047/1		03/02/2022
Location plan		1618_P01B	01/02/2022
Existing site plan		1618_P02B	01/02/2022
Existing basement and ground floor plan		1618_P03A	19/01/2022
Existing first/second floor and roof plans		1618_P04A	19/01/2022
Existing elevations		1618_P05A	19/01/2022
Existing sections		1618_P06A	19/01/2022
Proposed site plan		1618_P07A	19/01/2022

Proposed new build areas		1618_P07.1	01/02/2022
Proposed ground and first floor plans, plot 1 & 2		1618_P08A	19/01/2022
Proposed second/first floor plans, plots 1& 2		1618_P09A	19/01/2022
Proposed elevations, plot 1		1618_P10A	19/01/2022
Proposed elevations front and left, plot 2		1618_P11A	19/01/2022
Proposed elevations rear and right, plot 2		1618_P12A	19/01/2022
Proposed views, plot 1		1618_P13A	19/01/2022
Proposed ground/first floor and roof plans, plots 3-4		1618_P14A	19/01/2022
Proposed elevations plots 3-4		1618_P15A	19/01/2022
Proposed views, plot 4-6		1618_P16A	19/01/2022
Proposed ground/first floor and roof plans, plot 5		1618_P17A	19/01/2022
Proposed elevations, plot 5		1618_P18B	03/02/2022
Proposed views, amenity space and sun room, plot 5		1618_P19A	19/01/2022
Proposed views north to south and south to north		1618_P20A	19/01/2022
Proposed ground/first floor and roof plans, plot 6		1618_P21A	19/01/2022
Proposed elevations, plot 6		1618_P22A	19/01/2022
Proposed site views, Main entrance and west view		1618_P23A	19/01/2022
Proposed site views north to south and south to north		1618_P24	19/01/2022
Former Woolpack Rothwell Suds Report		CO21_457_11	19/01/2022
Drainage layout		CO21_457_11_201P1	19/01/2022
Pre-Development Impermeable Area Plan		CO21_457_11_202P1	19/01/2022
Post-Development Impermeable Area Plan		CO21_457_11_203P1	19/01/2022
Exceedance Flow Route		CO21_457_11_204P1.	19/01/2022
Ecology Report		HE_1330321	19/01/2022
Transport Statement		PN_00265_21_22	19/01/2022
Marketing Report and Sales Details		AMF/nl	01/07/2022
Visibility Splays		1618 P25B	22/07/2022
BNG Metric	NK/2022/0047/2		16/09/2022
Parking Stress Table 09.10.22	NK/2022/0047/3		17/10/2022
Parking Stress Table 12.10.22	NK/2022/0047/4		17/10/2022
Environmental Noise Assessment		MDR/J5246a	21/02/2023



Site Area = 885m² (0.21 Acres)
Based on OS data

--- = Application Boundary

Sketch proposals are for illustrative purposes only & such are subject to detailed site investigation including ground conditions / contaminants, drainage, design & planning/conservation regulations. Sketch proposals may be based upon enlargements of OS sheets & visual estimations of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.

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FOR PLANNING

0 10 50
Metres at scale 1:1250

Revision	Date	Notes
A	24.11.21	Updated as per Local Authority comments on Pre-app PRE/2021/0126.
B	01.02.22	Map scale amended and more map are shown



STANIFORTH ARCHITECTS

Location Plan

The Warehouse
16 Staniforth Street
Leicester LE1 6NL
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Drawing Status:	Cell Reference:	PLANNING
1618-P01	DB	
Drawn:	IP	
Checked:	19-07-2021	
Date:	Scale:	1:1250@A3

The Woolpack Rothwell	Project No.	Drawing No.	Revision
	1618	P01	B

