

Record of Planning Decisions – 1st January - 31st March 2024

Planning App Ref	Description	Location	KTC Comment	NNC Decision
NK/2023/0596	Boundary Fence	Wilco Moter Spares Carey St Kettering	Comments – a) the large concrete gate supports are unattractive b) the proposed fencing is not in keeping with the character of the area.	WITHDRAWN
KET/2020/0121	5 warehouses, 1 B2 general industry building, service yards, parking, drainage, landscaping and 3 no. substations	Weekley Wood Lane, Kettering.	Objection a) significant loss of habitat, woodland and open space without many mitigating actions b) no masterplan for the whole area allocated within the Local Plan means it is impossible to reliably judge and set out what net bio-diversity gain is c) No attempt to minimise habitat or woodland loss- layout is too dense and badly laid out d) A comprehensive masterplan is required e) Needs a renewable energy system f) Should be a BREEM very good standard g) Bio-diversity standards need updating- a habitat mgt plan needed	REFUSED AND APPEAL REFUSED.
NK/2023/0373	Erection of 9 no. dwellings	Percy Hawkins & Sons Ltd,	No objections, but	APPROVED with conditions, including noise and ventilation.

		Carey Street, Kettering	<ul style="list-style-type: none"> - no built in storage shown - not addressed the need to show a bio-diversity gain from the development - no sustainable design and energy statement submitted - no electric vehicle charging points shown - no depiction of cycle storage on the plans - The houses have two sets of steps between the public footway and the paths leading to front doors and no obvious mitigation, - Waste collection arrangements inadequate 	
NK/2023/0643:	Change of use of first and second floor retail storage space to 1 no. flat and amended shop front	29 Market Street, Kettering	<p>OBJECTION</p> <p>Loss of commercial space.</p> <p>Lacks detail re</p> <ul style="list-style-type: none"> - Waste storage and access - Parking - Cycle storage - Built in storage <p>Relocation of the doorway will result in loss of distinctive floor tiling associated with the existing doorway.</p>	REFUSED

NK/2023/0539 Location: Description:	Variation of condition no. 2 of KET/2020/0815 in respect of amended plans	Maplefields School, Beatrice Road, Kettering	No objections - the bay windows proposed should be of a chamfered design rather than a square design,	APPROVED
NK/2023/0729	Change of use of land from (F1) former school site to (F2) community hall use	Maplefields Community Centre, Beatrice Road, Kettering	No objections	APPROVED
NK/2023/0047	Creation of 8 flats (one existing and 7 new)	Jasper's Bar, Meeting Lane, Kettering	<p>OBJECTION – loss of the pitched roof. In addition there are</p> <ul style="list-style-type: none"> - Inadequate cycle storage - Inadequate refuse storage - No indication of the low carbon technologies intended for the development - no built in storage in one of the third floor flats - The new flats will increase parking pressure on the area 	<p>APPROVED subject to</p> <p>Approval of a noise mitigation plan to address noise transmission between units</p> <p>Approval of refuse storage arrangements</p> <p>Approval of cycle storage arrangements</p> <p>Approval of fire safety arrangements</p>
NK/2023/0665:	Front wall with railings and gates	125 Headlands, Kettering	<p>OBJECTION</p> <p>The wall and gates are too large and therefore out of keeping with the street scene. The proposals conflict with criteria a). and b) of Policy 5 of the Neighbourhood Plan. A development which was smaller in scale would be more appropriate.</p>	APPROVED
NK/2023/0593:	Replace timber framed first and second floor	20-26 Silver Street, Kettering	It is not clear if the first and second floor are in residential or commercial use. If the former, then noise attenuation	APPROVED

	windows with UPVc		measures should be considered and the windows may need ventilators within them.	
NK/2023/0771	Single storey extension to rear outbuilding to form granny annexe	47 Hawthorn Road, Kettering	The development involves loss of outdoor amenity/garden space and needs to demonstrate bio diversity net gain Any consent should be conditioned to ensure extension is not converted to a stand alone let in the future	APPROVED with a condition that outbuilding shall not be occupied other than as part of the single residential use of the dwelling No.47 Hawthorn Road and by the personal use of the applicant.
NK/2024/0790	Change of use - residential dwelling to 7 bed 7 person HMO and rear dormer extension	42 Bayes St, Kettering	Objection – over development <ul style="list-style-type: none"> - Parking - Overlooking - Noise and privacy issues - Internal facilities - No sustainable design and energy statement - Loss of outdoor amenity space and no net biodiversity gain. - Waste storage poor 	WITHDRAWN
NK/2023/0751	Change of use from residential property to care home for up to two children	NK/2023/0751 85 Princes Street, Kettering	No objections	APPROVED
NK/2023/0734:	Conversion of garage into 1 person, 1 bedroom apartment with associated works	53 Wood Street, Kettering	Objection <ul style="list-style-type: none"> - no noise and ventilation strategy – the new unit's bedroom faces onto footway. - loss of external amenity space for existing residents, as the 	REFUSED

	(resubmission of NK/2023/0269)		<p>outdoor area becomes a bin store area.</p> <ul style="list-style-type: none"> - no sustainable design and energy statement - Fire escape arrangements seem inadequate, with only one means of entry and exit. 	
NK/2023/0806	Change of use from offices into dwelling. Replacement windows and doors	2 Church Walk, Kettering	No objections	APPROVED with condition re noise assessment
NK/2022/0454	Demolition of existing garage block and construction of new two storey and single storey building to create 5 one bed flats	175 Beatrice Road (land adj), Kettering	No objections	APPROVED with various conditions re remediation, landscaping, parking to the front of the site, bin and cycle storage
NK/2023/0067	Conversion of first floor to 1 no. flat with creation of bin store to front	51 Montagu Street, Kettering	No adverse comments although environmental health's comments about noise and smell are relevant.	APPROVED with conditions limiting water usage, requiring a noise assessment, and submission of plans re cycle storage and refuse storage
NK/2023/0558	Replace 8 no. signs on boundary	St Peters School, 52 Headlands, Kettering	No objections	REFUSED
NK/2023/0747:	Change of use from shop to 2 no. apartments	4 Argyll Street, Kettering	Regret loss of another commercial business in neighbourhood plan area. Concerns that	APPROVED with conditions on refuse and cycle storage

			<ul style="list-style-type: none"> - Fire safety arrangements unsatisfactory - Lack of parking in area - Absence of sustainable design and energy statement - Lack of internal storage - No cycle storage shown <p>Council also supports comments made by environmental health</p>	
NK/2023/0761	Change of use from C3(c) dwelling to C(4) 6 no. bedroom six person HMO with ground floor rear extension and 2 no. dormer windows to front	2 Cross St Kettering	<p>OBJECTION</p> <p>Over development, parking, waste management, loss of outdoor amenity space. No separate living room provided. Three bedrooms face onto the footway with consequent loss of privacy and noise issues. No cycle storage. Dormer windows not in keeping.</p> <p>No sustainable design and energy statement. Drainage arrangements unclear.</p>	APPLICATION WITHDRAWN
NK/2023/0636	Single storey steel frame extension to rear.	Rhombus House, 4 Riley Road, Kettering	No objections	APPROVED
NK/2023/0659	Change of use of ground floor from public house	The Harlequin 136 Stamford Road, Kettering	Fully supported	APPROVED with conditions about refuse and cycle storage and opening hours
NK/2023/0470	Erection of single storey teaching block to replace	Kingsley School, Churchill Way, Kettering	No objections but access through Anderson Drive should be for construction traffic only between 9 and	APPROVED – construction limited to 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and Site HGV

	modular teaching block		5 during the day, with limits on size of vehicles. The temporary access should be closed once construction is complete.	delivery / removal hours to be limited to between 10:00 – 16:00 Monday to Friday
NK/2024/0026	Variation of condition 2 of NK/2023/0368 in respect of approved plans	ATC Hut, Northampton Road, Kettering	No objections	APPROVED
NK/2024/0055	1 no. detached dwelling with scale considered	119 Northampton Road (land adjacent to), Kettering	No objections – the development is in keeping with the area, but there is no design and energy statement submitted, no cycle storage shown and no bio diversity gain demonstrated	APPROVED with conditions relating to visibility splays, water consumption measures, land contamination and a noise assessment being concluded prior to development starting.
NK/2024/0703	Change of Use from Care Home to 18 no. bedroom HMO for up to 18 persons	79-83 London Rd Kettering	<p>OBJECTION</p> <ul style="list-style-type: none"> - over development – puts too much pressure on parking in area -The parking spaces on site are small and won't accommodate the number of vehicles suggested - no electric vehicle charging points provided - no proposals for cycle storage - 2nd bathroom on the ground floor is remote from the four bedrooms -Two of the bedrooms, despite their labelling as having 9sq and 10sq metres space do not appear from plan measurement to be that large -The views of EHO in respect of noise and air quality are supported -The amenity area at rear too small for intended number of residents 	WITHDRAWN

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