

Record of Planning Decisions – 1st October – 31st December 2023

Planning App Ref	Description	Location	KTC Comment	NNC Decision
NK/2023/0128	Change of use from retail to 1 no. residential unit	5 Market Street Mews, Market Street, Kettering	Objection - the proposed living accommodation is too small, the location is unsuitable for residential use, and the occupants will suffer from noise and smells, there is no parking, no cycle storage, no built in storage and no sustainable design and energy statement. The applicant has not demonstrated an absence of demand for retail use of the building as a precursor to a change of use	APPROVED with condition requiring prior submission of a detailed scheme for ensuring residents are not exposed to significant adverse impacts on their health or quality of life due to noise and to ensure that any entertainment noise from the adjacent bar / club premises does not exceed a noise rating of NR25 between 23:00hrs and 07:00hrs, in the bedroom. The submitted details shall include: - detailed designs for the acoustic glazing and ventilation systems to be installed and evidence that the acoustic mitigation scheme will not impair the ability of the building to also meet the requirements of Part F - Ventilation - and Part O - Overheating - of the Building Regulations
NK/2023/0189	Change of use from retail to 2 no. apartment	Units 3 and 4, Market Street Mews, Market Street, Kettering		
NK/2023/0492	1 no. dwelling	7 Rosebery Street (land adj.), Kettering	No objections - the application lacks detail. The building is out of keeping with the street scene but is an acceptable use of an under used plot and avoids overlooking concerns for adjacent properties. There is no cycle storage shown	REFUSED
NK/2023/0333	Change of use from dwelling house to supported living accommodation for 3 children	113 Rockingham Road, Kettering	No objections	APPROVED
NK/2023/0461	Change of use from residential dwelling to a	199 Rockingham Road, Kettering	No objections , but the highway authority's comments about visibility	APPROVED

	children's home for up to four children		splays should be addressed, possibly by moving the gate	
NK/2023/0380	15m 5G telecoms installation: H3G street pole and additional equipment cabinets	St Lukes Close, 399 St Johns Road (land adj) Kettering	Objection – adverse effect on amenity of local residents	REFUSED
NK/2022/0304	Rebuild fire damaged industrial unit 2 /replace roof to adjoining unit 1	Headland Taxi Co, 6 Linnell Way, Kettering	No objections	APPROVED
NK/2022/0352	Construction of a timber gazebo	Ronald Tree Nursery School, Laburnum Crescent, Kettering	No objections	APPROVED
NK/2023/0572	1 no. dwelling	11 Paradise Lane, Kettering	No objections, but <ul style="list-style-type: none"> - the risk of overlooking from the proposed balconies in respect of 61 Pytchley Rd - absence of cycle storage - no sustainable design and energy statement - need for a sustainable drainage system 	REFUSED
NK/2023/0564	Change of use of outbuilding to 2 no. flats	137 Wellington Street, Kettering	No objections, although a parking bay survey would be desirable before any consent is given	REFUSED

NK/2022/0732	Creation of 12 additional social-housing apartments	4-9 Judes Court, Kettering	Application supported. The planning authority is asked to have regard to the police's comments, which the Town Council endorses	APPROVED with conditions on:- <ul style="list-style-type: none"> - cycle storage - ambient noise mitigation - crime prevention measures - obscure glazing to certain elevations - the accessibility standards of specified units
NK/2023/0339	Change of use from club to 8 no. apartments on first and second floors with replacement windows	Chalkies Snooker Club, Silver Street, Kettering	OBJECTION <ul style="list-style-type: none"> - parking - fire escape - noise - cycling - refuse - external detailing of the building - no built in storage - unsupported claims about sustainability -does not address need to improve sustainability 	APPROVED with conditions for <ul style="list-style-type: none"> - acoustic design to prevent noise nuisance affecting the residential units - refuse collection and storage - cycle storage
NK/2023/0324	Change of use from ground floor office space to 3 no. flats with amendments to fenestration	10 Judes Court, Kettering	Comments <ul style="list-style-type: none"> - The recommendations from the noise impact assessment should be conditioned - Cycle storage should be provided - Electric vehicle charging points should be considered. 	APPROVED with conditions about <ul style="list-style-type: none"> - crime prevention and security access - Car park security including lighting - Car parking provision including EVCPs - secure covered cycle storage - a detailed acoustic design of mitigation measures - external materials .
NK/2023/0337	2 no. dwellings with garages and access	90-92 Headlands Kettering	Application supported as a positive gain for the locality. There is some loss of open space entailed which should be addressed by measures to improve bio-diversity.	REFUSED

NK/2023/0209	Change of use from taxi office to takeaway, with associated extraction equipment /flue	98b Montagu Street, Kettering	No objections	APPROVED with conditions on <ul style="list-style-type: none"> - flue extraction arrangements - waste management - opening hours - delivery periods permitted
NK/2023/0155	Installation of 15m monopole and associated telecommunications cabinets	St Marys Road Streetworks, St Marys Road, Kettering	The Council remains concerned about the visual impact of this proposed mast in this location . Some attempt to screen the base and the equipment should be encouraged.	APPROVED
NK/2023/0544	Change of use from dwelling house to residential Care Home for up to 4 no. children	32a Poplars Farm Road, Kettering	No objections. Clarification is required on the level of expected staff and visitor parking to ensure there is enough off street parking available.	WITHDRAWN
NK/2023/0638 -	removal of up to 6m of hedgerow at three locations to facilitate the installation of a new water main	Warkton Lane (land adj and land off), Kettering	The hedge reinstatement needs to be properly supported so that the new growth is given the maximum chance to be established	APPROVED
NK/2023/0588	Change of use from first and second floor offices to 1 no. dwelling with insertion of door to shop front	26 Market Street, Kettering	No objections; <ul style="list-style-type: none"> - Should have a sustainable design and energy statement - The heritage comments made by the HAZ are noted -every effort should be made to ensure the new doorway and mosaic floor is 	REFUSED

			<p>in keeping with the adjacent building</p> <ul style="list-style-type: none"> - Details required re cycle parking, noise attenuation and ventilation 	
NK/2023/0014	Demolish existing extensions to flats, alter existing building back to single dwelling with associated works, erect 2 detached dwellings with landscaping and access	12 Neale Avenue, Kettering	<p>No objection but it is understood that there may be bats living in the building, so an ecological survey is required. Comments by neighbours about tree coverage and wildlife strengthen the argument for a full ecological survey being completed before the application is determined</p> <p>A sustainable design and energy statement is required</p> <p>Electric vehicle charging points should be provided</p> <p>The overall parking provision, particularly for the retained building seem inadequate.</p> <p>.</p>	APPROVED with conditions concerning on site parking and landscaping approval.