

### Record of Planning Decisions – 1<sup>ST</sup> July – 30<sup>th</sup> September 2023

Planning App Ref	Description	Location	KTC Comment	NNC Decision
NK/2023/0291	Change of use from 6 bed 6 person HMO to 7 bed, 7 person HMO including construction of garden annex	236 Mill Rd, Kettering	OBJECTION this is essentially a shed which it is proposed to convert into a stand alone residential unit. It is not part of the wider HMO as it is detached from it and represents a very poor quality proposal.	APPROVED with condition applying building regulation requirements re the security of doors and windows.
NK/2023/0269	Conversion of garage to one person, 1 bedroom residential apartment	51-53 Wood St Kettering	This is a poor quality building and the Town Council doubts it is capable of being converted into acceptable accommodation. A further residential unit in this area will place more pressure on an already overcrowded parking position in Wood St.	REFUSED
NK/2022/0364	St Edwards Church London Road Kettering	Installation of a CCTV camera column with a concrete base	It will detract from the view of the front of St Edwards church as it is approached from St Mary's Rd; a better location should be found.	WITHDRAWN
NK/2022/0759 Location: Description:	57-59 Montagu Street, Kettering	Change of use from retail to 9 person HMO with amendments to fenestration. Creation of rear courtyard, bin and bicycle store	Objection Over development of the site The development could potentially accommodate 20 people; the proposed parking provision for the size of development is unworkable – School Lane car park is too far away, it will be too expensive for residents to buy season tickets to park there (as suggested in the application) and the car park is not large enough to	APPROVED  Conditions limiting residents number to 9 people and applying noise mitigation measures, ventilation measures, cycle storage and bin storage.

			<p>accommodate all the nearby residential demand, (including this application) and retain its principal role as a car park for visitors to the town centre.</p> <p>no sustainable design and energy statement submitted</p> <p>Insufficient cycle parking provided</p> <p>The downstairs street facing bedrooms will face onto the tables and chairs located outside the next door restaurant</p> <p>Bin storage arrangements are unclear</p>	
NK/2023/0359	Windmill Avenue/ St Marys Road	Installation of CCTV camera column with a concrete base	No objections	ALL APPROVED
NK/2023/0363	Eskdail Street			
NK/2023/0366	Stamford Road / Clarence Road			
NK/2023/0367	Bath Road / Nelson Street			
NK/2023/0380:	15m 5G telecoms installation: H3G street pole and cabinets	St Lukes Close, 399 St Johns Road (land adj), Kettering	Objection – too close to existing houses	REFUSED
NK/2022/0071	Change of use (excluding taxi office), from retail to restaurant and	10-11 Dalkeith Place Kettering	The Impact of the development on the quality of life of residents above the proposed take away should be taken into account in determining this application.	APPROVED with conditions relating to noise, ventilation, waste and construction.

	takeaway; alterations to shop front		The Council supports the comments made by environmental health and the police There should be EV charging points included in the staff parking area There is no sustainable design and energy statement	
NK/2022/0793	Demolition of existing buildings; erection of two-and-a-half storey building comprising 3 ground floor retail units and 15 apartments	75-79 Stamford Rd, Kettering	Welcomes the opportunity to improve this derelict site Comments about <ul style="list-style-type: none"> <li>- The provision of electric vehicle charging points</li> <li>- Tree protection and/or replacement</li> <li>- The provision of a sustainable design and energy statement</li> <li>- The development does not currently show adequate steps to deliver a net bio-diversity gain.</li> <li>- The recommendations in the environmental impact assessment should be conditioned.</li> <li>- The Council supports the various comments made by the police.</li> </ul>	WITHDRAWN
NK/2023/0391	Outline Application: Outline consent for development of land, including change of use, for minimum of 7 no. residential	103A Montagu St - land to rear	OBJECTION The application lacks a great deal of information at this point , namely <ul style="list-style-type: none"> <li>-The need to address the likelihood of land contamination given site history</li> <li>-Noise assessments given the existing surrounding uses</li> <li>-A sustainable design and energy statement</li> </ul>	WITHDRAWN

	flats and associated works with all matters reserved except access		-A bio-diversity survey especially given the possibility of bats living on site -The absence of a Sustainable Drainage System proposed for the properties, i.e. no on site stormwater attenuation -Measures to properly address access into and out of Tresham St -The layout of the car park requires improvement to allow ease of manoeuvring.	
NK/2023/0441	Additional floor to accommodate 2 no. dwellings	27 Station Road, Kettering	No objections although it was not clear from the various shading plans what impact the extra storey would have on light levels in the general area.	REFUSED
NK/2023/0059	10-12 Horsemarket, Kettering	Change of use from gym to taxi business	No objections	APPROVED Conditions – opening hours 6am to midnight No parking of taxis in parking area next to office Office not to be publicly accessible to taxi users.
NK/2023/0497	Warkton Lane (land adj and land off), Kettering	Hedgerow Notification: remove 3 sections of hedgerow to install new water main,	No objections – the hedge reinstatement needs to be properly supported so that the new growth is given the maximum chance to be established.	APPROVED
NK/2023/0436:	45 Carlton Street, Kettering	Subdivision of existing property to create additional C3 dwelling.	OBJECTION <ul style="list-style-type: none"> <li>• Lack of adequate parking on site</li> <li>• No sustainable design and energy statement</li> <li>• No provision for electric vehicle charging points or cycle storage</li> </ul>	APPROVED with reserved matters around waste and cycle parking and fencing

			<ul style="list-style-type: none"><li>• Insufficient headroom within the design of the new flats</li><li>• No built in storage</li><li>• Unclear waste management arrangements</li><li>• Police comments should be sought.</li></ul>	
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