

Record of Planning Decisions – 1st April 2022 – 30th June 2022

Planning App Ref	Description	Location	KTC Comment	NNC Decision
NK/2022/0095	Change of use from C4 6 no. bed HMO to sui generis 7 no. bed HMO	31 The Grove, Kettering	OBJECTION – this development represents further over development in an already crowded street and policy 8 of the JCS (quality of life) should be applied to the consideration of this application. If the planning authority is minded to approve the application, it should seek to secure much better sound proofing and insulation standards than appear to be proposed.	APPROVAL, but limiting the number of residents to a maximum of 7
NK/2021/0910	Tyre fitting business comprising of 1 no. storage and 1 no. office container, toilet and canopy	10 Ebenezer Place, Kettering (land adj)	The Committee was concerned that this proposed use would generate congestion in a confined space, especially given other existing uses within Ebenezer Place. They also had concerns about the security of the site.	REFUSED
NK/2022/0172	Sub division of bungalow to create two no dwellings	2 Langley Way Kettering	Concerns re inaccuracies in the application, re watercourse, and access Insufficient parking, needs better insulation measures and EV charging points.	REFUSED
NK/2022/0224	1 new dwelling	24 Durban Rd (land adj)	Concern that development was overbearing and would block light.	REFUSED
NK/2022/0722	Two storey rear extension to No 102 consisting of 4 no. flats	98-102 Rockingham Rd, Kettering	OBJECTION on multiple grounds including - Loss of amenity; Rockingham Rd Pleasure Park is some distance away and does not substitute for the loss of outdoor space ;	REFUSED

			loss of bio-diversity) increase risk of flood run off Loss of light Overlooking; Parking inadequate; Cycle storage remote, not secure or under cover; Increased risk of anti-social behaviour; Absence of sustainable drainage systems; No renewable energy statement; below space standards of 50sq m per unit.	
NK/2022/0227 and 0229	External wall insulation to front and side elevations	145-147 Neale Ave	Fully supported	APPROVED
NK/2021/0957	Mixed use development consisting of 28 no. flats and ground floor commercial unit	16-18a Horsemarket	OBJECTION a) The proposals represents an over development of the site, with a building that is out of scale with its surroundings b) There is insufficient parking associated with the development c) Poor disabled access	APPROVED with numerous conditions, including regarding waste storage and water usage
NK/2022/0147	Appearance, landscaping, layout and scale Phase 5 Unit 0	Kettering South (land at), (Off A509 North of Isham), Kettering	Concern re habitat loss and carbon release which need proper mitigation put in place through conditions. It needs more cycle storage, better lighting on the cycle path and improved security of staff parking.	APPROVED as per amended plans
NK/2021/0655	14 no. supported living apartments, associated office	37 Regent Street, Kettering	Concern re lack of NHS capacity locally. Lack of car parking spaces	APPROVED with conditions relating to waste, drainage, planting, parking and vehicle movement and cycle storage

	and staff accommodation, access, landscaping and parking		No electric points for car charging has been provided. Concern re larger vehicles manoeuvring in the car park. Disappointed with the lack of character of the outside of the building. The new design doesn't reflect the original Grade 2 listed building. More information required on sustainable measures in terms of efficiency/on-site composting etc.	
NK/2022/0098	Variation of conditions	Westhill Phase 4	<p>OBJECTION</p> <p>Parking pressures because development artificially counts bedrooms as studies to reduce parking provision required .Fully supports the comments of the highway authority.</p> <p>The development fails also re</p> <ul style="list-style-type: none"> - EV charging points - The overall size of the units proposed - Energy efficiency measures - Mitigation for loss of habitat 	APPROVED
NK/2022/0174	Conversion of dwelling house into 2 no. flats with ground and first floor rear extensions	32 Havelock Street, Kettering	OBJECTION over development, Issues relating to bin storage and cycle storage which are not practical and which will cause on street problems in an area already plagued by these problems.	REFUSED

NK/2022/0220	Change of use of outbuilding to 2 no. flats	137 Wellington Street, Kettering	<p>Multiple comments</p> <ul style="list-style-type: none"> - Units too small - no built in storage in the units - internal arrangement which places the 1st floor kitchen / living room above the ground floor bedroom will lead to a loss of amenity / nuisance / sleep disturbance. - already a great deal of stress on parking in the area - Waste bins located next to the bedroom windows, which is a health and a security risk - The site is 500m from a bus stop, not 100m as stated - The design and access statement does not demonstrate sufficient sustainable outcomes - Given the history of the buildings, any consent should condition the investigation and documentation of historic features in the building in advance of works. - Given the age of the building, it is more likely to need insulation improvements, which also should be conditioned 	REFUSED
NK/2022/0286	Conversion of existing six person HMO to a seven person HMO	7 Morley Street, Kettering	Need for clarity about bin provision – the seventh – new – unit does not appear to be catered for and a parking beat survey	APPROVED with conditions re cycle storage and refuse storage

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