

Record of Planning Decisions – 1st January 2022 – 31st March 2022

Planning App Ref	Description	Location	KTC Comment	NNC Decision
<u>NK/2021/0975</u>	Full Planning Permission: 1 no. dwelling	24 Durban Rd, land adjacent, Kettering	Objection a) Over development of the site b) Additional parking pressure placed on the street which is already congested c) Loss of light for adjacent properties	Refused
<u>NK/2021/0922</u>	Change of use of vacant land adjacent to car wash facility to hot food takeaway and siting of unit	44 Montagu Street (land adj), Kettering	No objections	Approved - Three year temporary consent - Trading hours 12 noon-9pm
<u>NK/2021/0921</u>	Full Planning Permission: Conversion of commercial property to 1 no. residential dwelling and associated works	16a Wellington St, Kettering	Support the application. It could benefit from more explicit reference to the use of zero carbon technologies and insulation proposals.	Refused
<u>NK/2021/0924</u>	2 no dwellings	37 Hall Close (land adj), Kettering	No objection but the application would benefit from - Electric vehicle charging provision - Cycle storage provision	Refused

			<ul style="list-style-type: none"> - The use of on site renewables such as insulation, and passivhaus standards - An on site planting scheme 	
NK/2021/0460	Erection of 9 dwellings	Beatrice Rd, Kettering	<p>Concerns re parking in a high density area. Ensure a proper investigation into the bat roost survey is carried out ref the ecological survey as it's a recommendation.</p> <p>Entrance way to be considered further down Cowper Street to give residents visibility</p> <p>Plots 8 and 9 are overlooking existing properties and concerns it will overlook the rear window and conservatory of an existing property.</p> <p>Subject to the above no objection.</p>	<p>Approval for 8 dwellings</p> <p>Conditions to prevent overlooking of adjacent properties</p>
NK/2021/0940	Conversion of house to form 2 no. flats with ground floor rear extensions	32 Havelock St Kettering	<p>Objection on the following grounds a) Over development of the site b) Additional parking pressure on the street c) Layout – as per the comments made by the fire officer d) Proposal requires bin storage on street when efforts are being made to reduce the need for on street bin storage elsewhere in the area.</p>	Refused
NK/2021/0937	Signage changes	Kettering Railway Station	No objections	Approved
NK/2022/0036	Removal of hedgerow	Hanwood Park (South of Parcel DC2), East Wood	<p>Objection - removal of 178m of hedgerow was excessive. Whilst acknowledging that a consent had originally been approved in 2014, both this Council and NNC had since</p>	Approved

		Avenue (North of), Kettering	<p>declared a climate emergency and what might have been acceptable in 2014 was no longer automatically fine now.</p> <p>The wider bio-diversity not been re-examined since 2014 and the contribution the hedgerow made to that diversity had not been assessed. It is vital that high quality mitigation is put in place for any hedgerow or ancient woodland lost. The Town Council also endorses the comments made by the Waste and Minerals Planning Team.</p> <p>The Council urges the planning authority and the developer to find a way to reduce the loss of hedgerow and to properly compensate for any loss that occurs.</p>	
NK/2021/0654	Three storey side and two storey rear extensions to create 15 no. one and two bedroom apartments and enlarge the existing retail unit	Former Swan public house , 44 Montagu St	<p>Objection -</p> <ul style="list-style-type: none"> • Impact on health infrastructure • Greater mix of apartments sizes would be preferred • Air quality • The Town Council supports the view of the local highway authority in respect of on site parking and further off site parking may be required to meet the need generated by the development. • Cycle storage is required. 	Approved with conditions on construction management, noise attenuation, surface water drainage/SUDs, water usage, refuse and cycle provision, opening times of retail unit, design of entrance and foyer for community safety reasons, and radon mitigation.

NK/2021/1028	Various works and signage	Kettering Railway Station, Station Road, Kettering	No objections	Approved
NK/2022/0013	1 new dwelling	165 Russell Street (land adj), Kettering	Members commented that <ul style="list-style-type: none"> - The flood risk assessment had not been completed - There was no design and energy statement - No evidence of the insulation standards to be applied - No electric vehicle charging point proposed - The total parking allocation was lower than that specified in the guidance 	Refused
NK/2022/0826	Erection of 6 no. flats and associated parking, to replace existing buildings	128A Havelock Street, Kettering	Objection on grounds of <ul style="list-style-type: none"> a) Over development of the site b) Over concentration of flats in this area c) The size of the proposed flats being too small d) Absence of sustainable development measures within the proposal, notably regarding zero-carbon energy technologies to be used, the lack of EV charging points from the proposals, 	Refused

