

Record of Planning Decisions – 1st January 2023- 31st March 2023

Planning App Ref	Description	Location	KTC Comment	NNC Decision
NK/2022/0716	Mobile classroom building with additional car parking and associated works	Wrenn Spinney School	<p>This application was supported,</p> <ul style="list-style-type: none"> - The applicant should develop active travel plan to reduce demand for parking spaces - Electric vehicle charging points - A sustainable design and energy statement should be provided - Need to avoid damage to existing tree roots 	APPROVED with condition to protect trees during construction and removal of building when/if no longer required for teaching.
NK/2022/0743	Retention of two storey car park	Kettering General Hospital	No Objections	APPROVED for 7 years
NK/2022/0425	Three storey rear extension, conversion of garage to create 4 one bedroom apartments, 1 two bedroom apartment, plus increase size of existing flat	3 London Rd, Kettering	<p>Objection - over development . Comments already made about noise impacts and air quality are endorsed.</p> <ul style="list-style-type: none"> - Unclear - appears that 7 apartments are being created rather than five - Insufficient on site parking with no possibility of on road parking - No renewal energy statement - No planting details or clarity about bio-diversity enhancement - Concern that units are too small - Access to waste bins difficult 	APPROVED with conditions about maximum water use and obscure glazing to some windows.
NK/2022/0757	1 dwelling	7 Rosebery St Kettering	Comments	REFUSED

			<ul style="list-style-type: none"> - Insufficient information about electric vehicle charging points and cycle parking - No built in storage - No sustainable design and energy statement submitted. 	
NK/2022/0725	Second floor rear extension and conversion loft to habitable accommodation. Change of use upper floors to 3 person HMO	29 Market St, Kettering	Objection –earlier comments apply; over development for the site; the units are too small and represent an undesirable standard of living accommodation.	REFUSED
NK/2022/0751	Change of use of outbuilding to 2 no. flats with amenity space	137 Wellington St Kettering	<p>There needs to be a parking beat survey as area under a lot of parking pressure</p> <p>There needs to be a sustainable design and energy statement submitted</p> <p>Upper floor balcony is not in keeping with the rest of the street scene.</p> <p>Bin storage is next to the ground floor bedroom window and not ideal</p>	REFUSED
NK/2021/0762	Former Billson Steel Site, Sackville Street, Kettering	19 dwellings	<p>No objections although open space at the rear of plots 1-12, - assumed to be communal space, is not an effective solution.</p> <p>The inclusion of some EV charging points on site should be conditioned.</p> <p>Further information about energy efficiency and insulation measures is required.</p>	APPROVED with multiple conditions re parking provision, boundary treatment, landscaping, amenity areas on site, highway adoption, refuse arrangements, water usage, air quality assessment and land contamination/remediation

NK/2023/0007	50 Hawthorn Rd Kettering	Change of use to supported accommodation	No objections	APPROVED maximum of two clients on site
NK/2023/0017	23 Station Rd	Reduction in flats from 3 to 2 with single storey extension	Development needs to show adequate cycle storage and provision electric vehicle charging points. The design and access statement does not add much value Needs to be a sustainable design and energy statement Insufficient reference to net bio-diversity gain in the application	APPROVED
NK/2023/0022	64 Rockingham Rd	2nd floor extension with loft floor to create 7 additional flats, dormer windows, roof lights and associated works	OBJECTION Over development and the massing of the building is significant. - It will put additional pressure on parking and access to the adjacent area - There is no design and access statement - There is no built in storage for the flats - There is no sustainable design and energy statement - There is inadequate waste storage arrangements proposed - There is no explanation of how ventilation will be addressed alongside measures to address noise as the one will interact with the other. Given the location of the flats above a restaurant, there will be issues of smells, extraction and noise to address. The means of any construction on this site will need to be heavily conditioned given its location	WITHDRAWN

NK/2022/0292	Grange Methodist Church site	Demolition of building and erection of 8 new dwellings	Support providing bio diversity net gain is secured.	APPROVED with conditions relating to construction, on site parking, visibility splays, contaminated land, ecology, bat mitigation, wildlife mitigation , hard and soft landscaping, waste management, noise and water usage
NK/2022/008	Flat 12, 49a Mill Road, Kettering	Change of use from dwelling to supported childrens accommodation	No objections	APPROVED with conditions about parking provision and limit clients in residence to 1 child under 18.
NK/2023/0088	Lake Avenue, 52 Torvill Crescent (land opposite), Ketterin	5G telecoms installation: H3G 15m street pole and further additional equipment cabinets	The new mast was still likely to be too prominent in the landcape and too close to some houses; it could be moved to the east slightly to be less intrusive	APPROVED