

Record of Planning Decisions – 1st October 2022 –31st December 2022

Planning App Ref	Description	Location	KTC Comment	NNC Decision
NK/2022/0517	Substitution of house types previous application reference NK/2021/0460 (erection of 8 no. dwellings)	14 Beatrice Rd, Kettering	The Council's comments <ul style="list-style-type: none"> - No electric vehicle charging points - Loss of privacy for neighbours - No sustainable design energy statement - No evidence of sustainable principles being applied to the heating system - Absence of any means of accessing the rear gardens e.g. for cycle parking/ waste 	Approved
NK/2022/0532	Ground floor and basement commercial unit and conversion of the upper floors to flats for up to 6 people	26-27 Market St Kettering	Objection – over development and insufficient internal space.	Refused
NK/2022/0335	Second floor rear extension and conversion of loft to habitable accommodation. Change of use upper floors to 6 person HMO to	29 Market St	Objection units too small and below minimum space standards. insufficient living space. Unknown fire safety implications	Refused
NK/2022/0483	Single storey side extension	BP Service Station A14 Westbound,	The development represents some loss of open space and a tree and mitigation for this loss should be conditioned.	Approved

			Anglian Water's views on the impact of extra toilet provision on infrastructure are required.	
NK/2022/0507	Change of use of ground floor shop to two single person flats	37 Broadway / Argyll Street Kettering	<p>The Council's comments</p> <ul style="list-style-type: none"> - The units are very small - Lack of internal storage space - The bedrooms likely to be impacted by noise given their location - No secure storage for cycles - No sustainable design energy statement - No evidence of sustainable principles being applied to the heating system - No off site parking provision - Bin storage inadequate 	Approved with conditions about refuse and cycle storage
NK/2022/0500	Replacement BT street hub with advertising under a separate application	42 Rockingham Rd Kettering	Proposal will narrow the available footpath too much. Unit could be sited at 180 degrees to that proposed.	Withdrawn
NK/2022/0528	Change of use from residential) to 6 person HMO plus conversion of outbuilding to homeworking space	88 Park Rd, Kettering	<p>Inadequate parking provision No cycle parking provision Unclear waste storage arrangements</p>	Approved with conditions re use of homeworking building and cycle storage

NK/2022/0552	Conversion to 2 no. flats, ground floor as retail and basement as storage for flats	25 Market St , Kettering	Objection - over development, unit size, access to bins and bike storage	Refused
NK/2022/0591	Lawful confirmation of existence of 3 no. flats (35 & 35a approved under KET/2005/0569	35B Nelson St Kettering	No adverse comments, except to ask whether the fire escape complies with building regulations.	Approved
NK/2022/0607	Replace and relocate 8m lamppost pole with 17.5m phase 7 monopole, wraparound cabinet etc	The Briars, 71 Brambleside (Kettering	No adverse comments except to query visibility splays at exit from car park.	Approved
NK/2022/0450	Change of use of outbuilding to 2 no. flats	137 Wellington St Kettering	Objection. - loss of a family sized home, and the impact of the proposal on parking in the area. Overdevelopment Needs to be a parking beat survey before determination.	Refused
NK/2021/0706	Conversion of first and second floor offices to 6 one bedroom apartments	Chancery House, 4A Dalkeith Place, Kettering	Objection <ul style="list-style-type: none"> - Insufficient parking and mix of spaces - Size of the apartments –flats are less than 37 sq. metres in size - No cycle storage shown - Bin storage inadequate and too far from the highway 	Approved with conditions concerning <ul style="list-style-type: none"> - Noise mitigation measures - Waste management - Cycle storage - designs for proposed roof-top condenser unit installation for the apartment ventilation system - Measures to limit water consumption in each unit

			<ul style="list-style-type: none"> - Fails to demonstrate sustainable development principles 	
NK/2022/0186	Redevelopment of site to create 8 no. one bedroom units	59-61 Bath Rd, Kettering	<p>OBJECTION - over development. Units too small and below space standards No outdoor amenity space for the residents. The need for the development to meet building regulations in respect of on-site renewables or heat pumps will give rise to an adverse visual impact as these have not been designed in and will need to be included subsequently .The noise and contamination issues arising from the development have not been properly addressed. The Council also supports the police comments about security. Bin storage arrangements need improving. The Council would prefer a scheme which provided fewer units than the 8 proposed.</p>	Refused
NK/2022/0313	Conversion of light industrial unit to 1 no. dwelling house	Workshop, 80 Havelock Street (to rear), Kettering	<p>OBJECTION</p> <ul style="list-style-type: none"> - Very poor escape routes - Very small bedrooms - No garden /outdoor amenity space - No identifiable insulation measures - No provision for cycle storage, refuse bins, ECVPs - No sustainable design or energy statements - No light assessment 	REFUSED

NK/2020/0124	Change of use to 8 x residential apartments (C3) with rear infill extension	6-7 Newland St Kettering	No objections but insufficient cycle storage, ventilation to be conditioned in respect of internal bin store. No mention of zero carbon technologies. The post boxes should be re-located	Approved with conditions on cycle storage, waste storage and ventilation, and fire hydrants
NK/2022/0558	Erection of six flood lights around the second pitch	Kettering Rugby club	Propose condition prohibiting the lights being used after a set time in the evening during summer and winter periods and possibly by re-positioning the floodlighting columns slightly.	APPROVED only for period 1/9 – 30/4 and between 4pm and 9pm only and only for sporting events.
NK/2022/0544	Change of use from storage unit to open plan residential unit	112 & 114 Mill Road (unit to rear), Kettering	<ul style="list-style-type: none"> • Any consent should be conditioned to provide for adequate bin storage and cycle parking. • A sustainable design and energy statement has not been provided • The noise implications for the residents, given the location of the bedrooms in the development, need to be considered • The development will put additional strain on on street parking 	REFUSED
NK/2021/0516	Conversion of first and second floors into 2 no. flats and first and second storey rear extension	52 High Street, Kettering	Objection; Parking provision, cycle storage and waste storage.	APPROVED with 13 conditions relating to <ul style="list-style-type: none"> - Noise attenuation measures - Cycle storage - Waste storage - Window treatments and external painting of doors windows and rainwater pipes
NK/2022/0333	Erection of a drive through restaurant	Stanier Retail Park Northfield Ave Kettering	Concern about the ability of site to accommodate the proposed development re traffic, vehicle and pedestrian movements and overall parking provision,	APPROVED with conditions relating to land contamination, waste management, lighting, landscaping and tree management

			especially impact on junction with Northfield Ave	
NK/2022/0531	Illuminated signage on new extension	Art Gallery Extension Sheep St Kettering	OBJECTION - sign not in keeping with the character of this area of town, is inappropriate in its surroundings and the materials and the design do not sit well with the building. Sign does not need to be illuminated.	APPROVED with condition preventing the illumination being switched on when the building is not in use
NK/2022/0659	Change of use from day nursery to residential	23 Scott Rd, Kettering	No objections	APPROVED
NK/2022/0347	Residential development of up to 4 dwellings and associated car parking, amenity space, bin and bike stores	Hallwood Furniture, Beatrice Rd, Kettering	<ul style="list-style-type: none"> ▪ Is it 4 or 5 residential units? ▪ no provision for visitor parking and overall parking inadequate ▪ ASB risks from parking as designed ▪ no electric vehicle charging points 	<p>APPROVED</p> <ul style="list-style-type: none"> - Max of 4 residential units - Condition re contaminated land and demolition
NK/2022/0149	Conversion first and second floors, creation of third floor to provide 33 dwellings with associated works including lift shaft to side elevation	17 Lower Street (upper floors), Kettering	<p>Development puts a great deal of pressure not only on the building but also on the wider area and on public services in the town centre and should ideally have fewer units. Not clear how the application meets new building regs. Other points -</p> <ul style="list-style-type: none"> - Improved cycle storage - Better energy use – 	<p>APPROVED with multiple conditions relating to flood risk, water infrastructure, noise impact assessments, fenestration treatment, landscaping, bio-diversity, demolition and construction times, land contamination, cycle storage, CTV, external lighting, water usage, refuse and trade vehicle access, and all flats constructed to meet M4(2) Accessible and Adaptable Dwellings and at least four of the flats shall meet M4(3) (Wheel-chair accessibility)</p>

			<ul style="list-style-type: none">- Improved heating systems (as per the comments made by environmental health) via the use of Zero carbon technologies- The lost opportunity for communal heating system to be developed- The need for BREAM v. good rating- No detail about an on site sustainable drainage system,- The complex and difficult waste removal arrangements- A recognition that parking pressures will be intensified	
--	--	--	--	--