

### Record of Planning Decisions – 1<sup>st</sup> January - 31<sup>st</sup> March 2024

Planning App Ref	Description	Location	KTC Comment	NNC Decision
NK/2024/0081	Roof replacement. Installation of louvres to front, rear and side with cladding to part of front. New and replacement drive-thru booths and replacement terrace furniture	McDonalds Restaurants Ltd, Orion Way, Kettering	No objections	APPROVED
NK/2024/0082	7 no. internally illuminated fascia signs	McDonalds Restaurants Ltd, Orion Way, Kettering	No objections	APPROVED
NK/2023/0693	1 no. dwelling to be semi-detached to No. 32 and associated works	32 Boddington Road, Kettering	<p>OBJECTION</p> <ul style="list-style-type: none"> <li>- loss of light for the neighbouring property, and will result in loss of privacy to the property on Silverwood Rd to the rear of it.</li> <li>- will have an enclosing effect on the street scene, resulting in an unbroken run of buildings for some considerable length.</li> <li>- no sustainable design and energy statement submitted</li> <li>- will increase parking pressure on the street.</li> </ul>	REFUSED

NK/2024/0070:	removal of Internal non-structural partition wall, installation of relocated partition wall, open structural ceiling, laminate flooring, MDF doors and suspended lighting	Railway Station, Station Road, Kettering	No objections	APPROVED
NK/2024/0050	Single storey rear extension with dual pitched roof. Raised terrace and pergola	66 Headlands, Kettering	No objections	APPROVED
NK/2023/0151	Erection I dwelling	81 Charles St Kettering	<p>OBJECTION - over development.</p> <ul style="list-style-type: none"> <li>- Adjoining properties will experience loss of privacy</li> <li>- Access impossible to achieve</li> <li>- Does not address sustainable drainage opportunities</li> <li>- No zero carbon technologies</li> <li>- No provisison for bio divesity gain</li> <li>- No electric vehicle charging points in the plans – assuming vehicular access can actually be achieved.</li> </ul>	WITHDRAWN
NK/2024/0139:	Conversion of rear outbuilding, removal of window and door to side ; installation of new window. Change of	208 Wood Street, Kettering	<p>OBJECTION – over development</p> <ul style="list-style-type: none"> <li>- No street parking available and there are parking restrictions outside the property</li> <li>- development is too intensive for the size of property and will</li> </ul>	APPROVED

	use from residential dwelling to six bed HMO for up to 6 people		produce unsatisfactory living conditions <ul style="list-style-type: none"> <li>- Waste collection arrangements unsatisfactory</li> <li>- No bio diversity gain is shown</li> <li>- No cycle storage is shown</li> </ul>	
<a href="#">NK/2024/0072</a>	Application for Listed Building Consent: Replace lighting inside art gallery's three exhibition spaces with new lighting	Art Gallery, Sheep St, Kettering	No objections <ul style="list-style-type: none"> <li>-</li> </ul>	APPROVED
<a href="#">NK/2024/0141</a>	Change of use from residential (C3) to nursery (Class E)	Mini Minds Nursery, 20 Park Avenue, Kettering	No objections	WITHDRAWN
<a href="#">NK/2024/0063</a>	Conversion of ground and first floor levels to 7 flats including partial raising of existing flat roof structure to rear. First floor extension and external staircase to annexe. Insert, remove, alter windows, doors and one rooflight to side and rear	2 Northampton Rd, Kettering	OBJECTION Over development <ul style="list-style-type: none"> <li>- generates issues of access, parking and best fit with commercial neighbours.</li> <li>- no available on street parking within a short distance, what there is is short term and designed to serve retail areas</li> <li>- waste collection arrangements are inadequate</li> <li>- spiral staircase to the upper rear flat is wholly inadequate</li> </ul> In addition <ul style="list-style-type: none"> <li>- no bio-diversity net gain shown</li> </ul>	APPROVED with cycle storage and waste management as reserved matters and limits on construction period – no work after 6pm or 1pm on a Saturday and no works on Sunday or bank hols.

	elevations and annexe		- Cycle storage needs to be covered	
<a href="#">NK/2024/0086</a>	Change of use residential dwelling to 7 . bedroom seven person HMO with rear dormer extension and single storey rear extension	19 Union St, Kettering	<p>OBJECTION - over development</p> <ul style="list-style-type: none"> <li>- The street is too narrow to take any more parking pressures</li> <li>- development is too intensive for the size of property and will produce unsatisfactory living conditions</li> <li>- Neighbouring properties will experience loss of light</li> <li>- Waste management arrangements unsatisfactory and will result in numerous waste bins being left on the pavement to impede pedestrians or in an unsightly mass at the front of the building</li> <li>- no sustainable draining proposals included</li> <li>- nothing about bio-diversity gain or the application of zero carbon technologies</li> </ul> <p>The Council endorses comments made by neighbours about anti-social behaviour risks</p>	REFUSED
<a href="#">NK/2023/0530</a>	Change of use of first and second floors from offices to 7 no. apartments with associated	8 Market Place Kettering	<p>OBJECTION Prime retail space; the development cannot satisfy the criteria in the Kettering Site Specific plan and the NPPF to ensure that conflicts don't arise between adjacent uses.</p>	APPROVED with a condition about car parking being retained in perpetuity

	<p>parking and bike/bin stores, installation of external staircase, amendments to fenestration to rear elevation and relocation of ground plant at rear to the roof</p>		<p>The development suffers from inadequate parking provision, which could easily be remedied by allocating a larger amount of the existing car park for users of the flats.</p> <p>The noise assessment was carried out in March at a time when ambient noise levels would have been low</p> <p>The technical assessments shows that there will be over-heating of some flats which would in turn require air conditioning units to be installed. The noise impacts on those units with skylights has been overlooked. The development should consider installing solar glass or other passive measures instead of air conditioning.</p> <p>Access for refuse freighters unclear.</p>	
<p><a href="#">NK/2024/018</a> <u>3</u>:</p>	<p>5 parking spaces, landscaping &amp; associated works</p>	<p>Stanier Retail Park, Stanier Close, Kettering</p>	<p>No objections but</p> <ul style="list-style-type: none"> <li>- The bio-diversity gains claimed actually arise from a separate development and cannot be reasonably claimed as arising from the mitigation proposed; in any case 6% gain is less than the 10% required</li> <li>- There should be a height limiter placed on the parking area to prevent undesirable uses</li> </ul>	<p>APPROVED no conditions</p>

			<ul style="list-style-type: none"> <li>- The developer should be encouraged to improve signage at the junction of Stanier Close with Northfield Avenue to more clearly discourage right hand turns out of Stanier Close</li> </ul>	
<a href="#">NK/2024/0195</a>	Conversion of HMO (C4) into 4 no. apartments (C3)	39 Cobden Street, Kettering	<p>No objections although</p> <ul style="list-style-type: none"> <li>- Some of the flats do not have built in storage</li> <li>- Waste storage arrangements unclear</li> <li>- The application should address how energy performance can be improved</li> </ul>	APPROVED with conditions about refuse storage and cycle storage
<a href="#">NK/2024/0049</a>	Full Planning Permission: 1 no. dwelling	11 Paradise Lane, Kettering	<p>No objections; however</p> <ul style="list-style-type: none"> <li>- windows on elevations - generates issues of overlooking</li> <li>- no cycle storage shown</li> <li>- missing door to the en suite bathroom shown in the plans</li> </ul>	APPROVED with conditions around obscured windows to side elevation, cycle storage, parking and boundary treatment, visibility splays, and limiting water usage
<a href="#">NK/2023/0777</a>	Change of Use of Class (E) commercial business and service to Class C3 8 no apartments on first and part of ground floor	Action House, 35-41 Montagu Street, Kettering	<p>No objection to the proposal although the following needs addressing</p> <ul style="list-style-type: none"> <li>- contamination from redevelopment should be managed, esp. asbestos</li> <li>- Bin storage arrangements not enough for proposed number of flats</li> <li>- needs to demonstrate improvements in fuel and energy use and to describe the impact that renewable technologies will have on appearance of building and noise generated.</li> </ul>	APPROVED with conditions relating to noise assessment, parking, cycle storage, waste storage,

			<ul style="list-style-type: none"><li>- opportunity to put sustainable drainage system in - should be conditioned.</li><li>- Noise mitigation measures from the flats from the adjacent noisy street need to be described.</li><li>- not clear how access to car park is being provided and how commercial traffic serving the commercial units is to be separated from domestic parking – there will be noise from commercial servicing and how will the flats be protected from this</li><li>- not enough natural daylight for the proposed ground floor flat</li><li>- No electric vehicle charging points</li><li>- the smaller commercial unit will have no rear access and servicing will have to be on street on what is already a highly congested roadway.</li></ul>	