

Record of Planning Decisions – 1st April – 30th June 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"> - 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. - will have an enclosing effect on the street scene, resulting in an unbroken run of buildings for some considerable length. - no sustainable design and energy statement submitted - will increase parking pressure on the street. 	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"> - Adjoining properties will experience loss of privacy - Access impossible to achieve - Does not address sustainable drainage opportunities - No zero carbon technologies - No provisison for bio divesity gain - No electric vehicle charging points in the plans – assuming vehicular access can actually be achieved. 	WITHDRAWN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"> - No street parking available and there are parking restrictions outside the property - development is too intensive for the size of property and will 	APPROVED

	use from residential dwelling to six bed HMO for up to 6 people		produce unsatisfactory living conditions <ul style="list-style-type: none"> - Waste collection arrangements unsatisfactory - No bio diversity gain is shown - No cycle storage is shown 	
NK/2024/0072	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"> - 	APPROVED
NK/2024/0141	Change of use from residential (C3) to nursery (Class E)	Mini Minds Nursery, 20 Park Avenue, Kettering	No objections	WITHDRAWN
NK/2024/0063	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"> - generates issues of access, parking and best fit with commercial neighbours. - no available on street parking within a short distance, what there is is short term and designed to serve retail areas - waste collection arrangements are inadequate - spiral staircase to the upper rear flat is wholly inadequate In addition <ul style="list-style-type: none"> - no bio-diversity net gain shown 	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	
NK/2024/0086	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"> - The street is too narrow to take any more parking pressures - development is too intensive for the size of property and will produce unsatisfactory living conditions - Neighbouring properties will experience loss of light - 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 - no sustainable draining proposals included - nothing about bio-diversity gain or the application of zero carbon technologies <p>The Council endorses comments made by neighbours about anti-social behaviour risks</p>	REFUSED
NK/2023/0530	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>NK/2024/018 <u>3</u>:</p>	<p>5 parking spaces, landscaping & associated works</p>	<p>Stanier Retail Park, Stanier Close, Kettering</p>	<p>No objections but</p> <ul style="list-style-type: none"> - 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 - There should be a height limiter placed on the parking area to prevent undesirable uses 	<p>APPROVED no conditions</p>

			<ul style="list-style-type: none"> - 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 	
NK/2024/0195	Conversion of HMO (C4) into 4 no. apartments (C3)	39 Cobden Street, Kettering	<p>No objections although</p> <ul style="list-style-type: none"> - Some of the flats do not have built in storage - Waste storage arrangements unclear - The application should address how energy performance can be improved 	APPROVED with conditions about refuse storage and cycle storage
NK/2024/0049	Full Planning Permission: 1 no. dwelling	11 Paradise Lane, Kettering	<p>No objections; however</p> <ul style="list-style-type: none"> - windows on elevations - generates issues of overlooking - no cycle storage shown - missing door to the en suite bathroom shown in the plans 	APPROVED with conditions around obscured windows to side elevation, cycle storage, parking and boundary treatment, visibility splays, and limiting water usage
NK/2023/0777	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"> - contamination from redevelopment should be managed, esp. asbestos - Bin storage arrangements not enough for proposed number of flats - needs to demonstrate improvements in fuel and energy use and to describe the impact that renewable technologies will have on appearance of the building and noise generated. 	APPROVED with conditions relating to noise assessment, parking, cycle storage, waste storage,

			<ul style="list-style-type: none"> - opportunity to put sustainable drainage system in - should be conditioned. - Noise mitigation measures from the flats from the adjacent noisy street need to be described. - 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 - not enough natural daylight for the proposed ground floor flat - No electric vehicle charging points - 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. 	
NK/2024/0099	Change of use from dwelling to residential care home for up to 3 no. children	4 Harwood Drive, Kettering	<p>No objection in principle - lack of details of layout.</p> <p>No design and access statement</p>	APPROVED with conditions on retaining 2 parking spaces and max no of residents.
NK/2024/0168	Demolish swimming pool. Classroom extension with disabled WC	Wren Spinney School, Westover Road, Kettering	No objections	APPROVED

<p>NK/2024/0181 :</p>	<p>12 no. EV charging parking spaces including landscaping and associated works</p>	<p>Stanier Retail Park, Stanier Close, Kettering</p>	<p>No objections but</p> <ul style="list-style-type: none"> - 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 -There should be a height limiter placed on the parking area to prevent undesirable uses -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, to ease traffic congestion, which the EV charging points will increase. <p>Also not clear what power input the chargers required and where power was coming from. Power from renewable sources preferred</p>	<p>APPROVED</p>
<p>NK/2024/0200 :</p>	<p>Conversion of partial first floor and entire second floor from offices (Class E(g)) to 4 no. one bedroom, one person flats Class C3). Alterations to external glazing throughout upper</p>	<p>7-8 Silver St, Kettering</p>	<p>No objections but</p> <ul style="list-style-type: none"> - It is not desirable to have cycle storage on the 1st/2nd floors - The waste storage arrangements appear to require residents to leave the building, cross the frontage of Cash Converters and enter the alleyway with their waste. In reality, they will simply move their bins into the lobby. The 	<p>APPROVED with conditions</p> <ol style="list-style-type: none"> a) environmental noise assessment, sound insulation and ventilation scheme and a verification plan with pre set standards applied by NNC b) management plan to ensure that the lobby and stairwell are kept clear of bins cycles or other objects or materials that may cause an obstruction and ensuring that bins are kept in the designated storage area only and are returned to the

	floors and front facade external finishing (materials to include cladding)		<p>same is likely to happen with cycle storage. This potentially creates a fire and escape hazard in the proposed lobby area.</p> <ul style="list-style-type: none"> - application does not address noise issues affecting residents, eg from the pub next door - No details about mechanical ventilation or energy performance or use of zero carbon technology <p>The Council welcomes the retention of the ground floor commercial use and the application's use of the existing footprint of the building</p>	designated storage area on the day of collection to be submitted to and approved in writing by the local planning authority.
NK/2023/0719	Erection of 3 no. dwellings to rear of site with associated parking and landscaping with reconfiguration of existing car park	Woolcomber, St Johns Rd, Kettering	<p>Maintain and extend objections that applied to the previous application</p> <p><i>Housing proposal - OBJECTION</i></p> <ul style="list-style-type: none"> - Site is in an unsatisfactory location and as such represents over development - reduces parking availability at the pub and will oblige customers to park on street in adjoining areas, - No effective proposals to mitigate the noise nuisance that will be experienced as a result of the houses directly facing the existing outdoor seating area of the pub – endorse comments by environmental health 	REFUSED

			<ul style="list-style-type: none"> - Waste collection arrangements are unclear but would suggest unsatisfactory arrangements - no electric vehicle charging points - No renewable technologies such as heat pumps or photovoltaic units 	
NK/2024/0210	Change of use from car park to hand car wash including creation of vehicular access and boundary treatment	100 Montagu St, Kettering	<p>OBJECTION</p> <p>does not properly address how noise and spray will be managed in relation to surrounding properties, or pedestrians using Montagu St, and does not describe how drainage will operate to take away water. Does not seem to propose a safe or realistic access from Montagu St given how busy this street is. More information on the proposed welfare facility is sought.</p>	APPROVED
NK/2024/0234	Variation of condition 2 of NK/2023/0728 in respect of approved plans to incorporate larger single storey rear extension and 2 no. roof lanterns	125 Headlands, Kettering	No objections, although the comments of the neighbour at 127 Headlands in respect of the potential loss of light to their side window are supported.	APPROVED
NK/2022/0405	Full Planning Permission: 8 no. dwellings	Hill Street (land off), Kettering	This proposal fails to address flood risks and does not describe how drainage can be achieved sustainably. It does not properly address	APPROVED with multiple conditions concerning <ul style="list-style-type: none"> -boundary treatment -landscaping on site -requirement for a landscaping and ecological management plan

			<ul style="list-style-type: none"> - Security issues, as per the police response - Emergency and refuse vehicle access - Energy efficiency measures of any kind most notably heat pumps, solar panels, overheating mitigation, - Ventilation given that this is a noisy area likely to oblige people to keep their windows shut - Covered cycle parking - Electric vehicle charging points <p>There are no dimensions on the plans by which to judge room size. The noise survey is three years old and should be re-commissioned. There should be a better boundary treatment with the rear of the properties on Carlton St</p>	<ul style="list-style-type: none"> - protection of open space from future development - Noise management - Land contamination measures - sustainable drainage solutions - access and turning heads - external illumination - no windows on east elevation to prevent overlooking - parking - refuse collection and bin storage
NK/2023/0604	Change of use from B8 (storage/warehouse) to F1 (place of worship).	3 Alexandra Street, Kettering	The change in use is supported. There should be a parking beat survey produced and there should be provision for cycle parking on site.	APPROVED with conditions requiring cycle storage and limiting use until 9pm.
NK/2024/0187	Convert annex into 1 no. dwelling	15 Glebe Ave, Kettering	No objections; although clarity is required on cycle storage and EV charging facilities, as well as waste collection arrangements.	WITHDRAWN

NK/2024/0156	Change of use from dwellinghouse (C3) to residential institutions (C2) for a maximum of one child	4 Compton Place, Kettering	No objections	APPROVED
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