

Record of Planning Decisions – 1st July – 30th September 2024

Planning App Ref	Description	Location	KTC Comment	NNC Decision
NK/2024/0242	Change of use of residential dwelling to care home for up to 5 no. children	23 Harwood Drive, Kettering	No objections in principle but <ul style="list-style-type: none"> - The application is incorrect in that the building is within 20 metres of a watercourse - The views of the police and the highway authority are endorsed - It would have been helpful to have been advised if there was intended to be any change in building layout as a result of the change of use. 	REFUSED – insufficient information
NK/2024/0032	Change of use of ground floor and part of first floor from commercial retail to bingo lounge with new shopfront, illuminated fascia signage and screens	68-70 High St Kettering	No objections – it was not clear if the glazing on the front elevation was to be obscure or clear, but it should be obscure.	APPROVED with conditions on opening hours, need for a noise impact study, security and safety requirements, including CCTV cameras, and access to rear servicing area by staff only.
NK/2024/0010	Replace 3G artificial turf pitch, fencing, lighting masts and hard standing. Install 1.2m high pitch barriers with entrance gates to southern side of the pitch and install storage container to north east corner.	Kettering Pitch & Track, Thurston Drive, Kettering	Application fully supported – Suggest also a street light to improve the safety of the footpath running from Thurston Drive to Lake Avenue and to improve the usability of the site in the winter.	APPROVED

NK/2024/0160	First floor side/rear extension conversion of garage to habitable accommodation, increase height of front boundary walls to 1.8m and installation front gates	76 Headlands, Kettering	No objections;	APPROVED
NK/2024/0322	Garden tables, seating and booths	Windmill Club, 12 Edmund St, Kettering	No objections	APPROVED – condition preventing use after 9pm and before 8am
NK/2024/0292	Conversion of upper floors to create 2 no. residential apartments to include second floor extension and alterations	25 Market St, Kettering	Objection on grounds of over development. This is attempting to shoehorn too intensive a development into the building, even with the extension proposed. In addition, the cycle storage proposals are not realistic - or even physically accessible, the development will add to parking pressures in the town centre and there is no sustainable design and energy statement. There is a lack of detail to the application.	APPROVED with conditions requiring a detailed noise assessment to be completed, and submission of details for refuse and cycle storage
NK/2024/0205	Raise roof to create additional floor, two storey rear extension and	33 Netherfield Rd, Kettering	No objections, but - The planning authority should satisfy itself there are no overshadowing issues relating to the bungalow next door	APPROVED with condition attached to outbuilding preventing separate habitable use

	erection of outbuilding		<ul style="list-style-type: none"> - There is a loss of bio-diversity and garden space because of the outbuilding and this should be remediated - The veracity of the statement that there are no trees to be lost needs to be tested - The purpose of the outbuilding is not clear and should be conditioned so that it is not used for residential purposes 	
<u>NK2023/0784</u>	Change of use from retail to 3 no. flats on the ground floor and basement with single storey rear extension, installation of 3 no. external staircases and amendments to fenestration including removal of glazing to shop fronts.	10a-12 Wellington St, Kettering	<p>Objection –</p> <ul style="list-style-type: none"> - the site represents net loss of parking spaces given the existing 1st floor flats and the new flats would share the same space currently enjoyed by the first floor flats. The access and manoeuvrability on site for vehicles was very poor. - No electric vehicle charging points shown - Insufficient bin storage to deal with new and existing flats - No biodiversity improvements proposed - The inclusion of rooms described as “offices” is a potential route for third bedrooms to be created and there should be some limit on the occupation level of the building given the constraints of the site and the parking 	APPROVED with conditions concerning landscaping, refuse storage and fire escape

			<p>pressures it will create even as two bedroomed flats</p> <ul style="list-style-type: none"> - The external staircases appear to overshadow windows and therefore would reduce natural light levels in the flats. - There appear to be no doors shown on the basement flats - The application does not admit the possibility of contamination arising from the previous use of the premises and this possibility should be conditioned - 	
NK/2024/0402 ,	Conversion of part of existing shop to 1 no. one person flat	25-27 High St Kettering	<p>No objections but</p> <ul style="list-style-type: none"> - The building would appear to suffer from a lack of natural light - There was no sustainable development and energy statement submitted - The arrangements for shop deliveries were unclear and it was difficult to see why they would not cause disturbance to the resident of the flat - Lack of adequate, close or accessible car parking 	WITHDRAWN
NK/2024/0213	Retrospective Application: Conversion of dwelling to create 5 no. one bedroom flats	24 King St, Kettering	<p>Objection – the proposals lack a significant amount of detail in particular</p> <ul style="list-style-type: none"> - There is no sustainable design and energy statement describing how the building will perform – eg heat pumps, solar panels etc – and what 	APPROVED with conditions relating to mitigation of noise from mechanical extraction fans and provision of cycle space on site before occupation

			<p>impact those facilities will have on the internal and external design</p> <ul style="list-style-type: none"> - There is no net bio-diversity gain described - There is no internal built in storage - The fire safety strategy needs to be brought up to date - The views of the police are required - There is insufficient parking available to support this development 	NB not clear if KTC objection was taken into account – clarification sought)
NK/2024/0390	Replacement of fencing .	Northfield Ave Allotments	This is the Council's own application. The proposals are supported.	APPROVED with conditions requiring gates to open inwards and reserving approval of the main gate until final design has been submitted.
NK/2024/0356	New dwelling to the rear with PV solar panels to the roof	81 Charles St, Kettering	<p>OBJECTION</p> <p>This was similar to application NK/2024/0151 to which the Council had objected on a number of grounds. The new application has addressed issues of bio-diversity, and sustainability. Nevertheless, the Council wishes to maintain an objection on grounds of over development, overlooking of neighbouring properties and the highly improbable access and parking proposals.</p>	REFUSED