

PLANNING PERMISSION

Name and address of applicant

Corby Borough Council
The Corby Cube
George Street
Parkland Gateway
Corby
NN17 1QG

Name and address of agent (if any)

Fausto Montecalvo
Chapel House
Church Street
Nassington
Peterborough
PE8 6QG

Part 1 - Particulars of application

Date of application
30th November 2017

Application No.
17/00645/REG3

Particulars and location of development

Renewal of external wall materials associated with refurbishment and internal reconfiguration of existing flats. Recovering of existing flat roof. Installation of photovoltaic panels on flat roof. at Neville House George Street Corby Northamptonshire

Part 11 - Particulars of decision

CORBY BOROUGH COUNCIL

hereby give notice in pursuance of the provision of the Town and Country Planning Act 1990 that *permission has been granted* for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the conditions listed below:-

Date: ^{5th} February 2018

Signed



CORBY BOROUGH
COUNCIL
HEAD OF PLANNING &
ENVIRONMENTAL SERVICES

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

Conditions:

1. The development hereby permitted shall be commenced no later than three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. This approval relates to the following permitted details:

- Drg No.1232 AP111 rev A – Western Elevation facing George Street
- Drg No.1232 AP112 rev A – Eastern Elevation
- Drg No.1232 AP113 rev A – Northern and Southern Elevations.
- 1232 AP101 - Site Location Plan
- Roof Plan – 1232 AP109 Rev A

Development shall only take place in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority prior to their installation.

Reason: For the avoidance of doubt and in the interests of visual amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

3. Samples of the external cladding shall be submitted to and be approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved samples before the building is occupied.

Reason: In order that the external appearance of the building is satisfactory in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Informative

The applicant should be aware that any cladding and any other works require Building Regulations approval and will need to be compliant, with the most recent and up to date Fire Safety Standards.

Statement of Applicant Involvement:

The application raised no significant planning concerns which required the involvement of the applicant.

CORBURY BOROUGH COUNCIL WORKED WITH THE APPLICANT IN A POSITIVE AND PROACTIVE.

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' Local Plan Policies 1997, Joint Core Strategy Adopted July 2016, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8/or Article 1 of the First Protocol of the Act and consider that it is appropriate.

Officers have also considered the interference with the human rights of the applicant under Article 8/and or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of the property in accordance with the general interest. The interferences are therefore justifiable and proportional.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with Section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission.

Notes to Applicant:

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' Local Plan Policies 1997, Joint Core Strategy Adopted July 2016, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

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Appeals to the Secretary of State

- **If you are aggrieved by the decision of your local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for Transport, Local Government and the Regions under Section 78 of the Town and Country Planning Act 1990 or relevant section of this and other legislation.**
- **If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.**
- **If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can obtain from the Planning Inspectorate, Room. 3/02 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.**
- **The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.**
- **The Secretary of State need not consider an appeal if it seems to him that the local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.**
- **In practice, the Secretary of State does not refuse to consider appeals solely because of the local Planning Authority based its decision on a direction given by him**

Purchase Notices

- **If either the local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.**
- **In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.**

Compensation

- **In certain circumstances compensation may be claimed from the local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.**
- **These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990.**