



PEFULZ

**Name and address of agent:**

**ABDS Ltd - Mr A Brown**

**79 Orchid Close  
Hereford  
Herefordshire  
HR4 7FJ**

**Name and address of applicant:**

**Mr P Newman**

**The Rose And Crown  
1 High Street  
Islip  
Kettering  
NN14 3JS**

## **NOTICE OF APPROVAL**

**Town and Country Planning Act 1990 (as amended)**

### **Part I – Particulars of application**

**Date Valid:  
15 February 2024**

**Application Number:  
NE/24/00170/FUL**

**Location:**

**The Rose And Crown, 1 High Street, Islip, Kettering, NN14 3JS**

**Description:**

**Change of Use from former public house to private dwelling including demolition of rear additions, construction of 2 storey rear extension, external works, landscaping and detached double garage.**

### **Part II – Particulars of decision**

**North Northamptonshire Council having considered a valid application for the above development, in pursuance of its powers under the above mentioned act**

## **GRANTS PERMISSION**

**for the development as described in Part I above and in accordance with the application and plans submitted, subject to the following condition/s:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**REASON**

To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved drawings and details as received by the local planning authority:

i) on 15th February 2024:

Existing Block Plan/ Site Location Plan - B/HI/22/002 A

Existing Site Plan - B/HI/22/001

Existing Floor Plans - B/HI/22/003

Existing Elevations - B/HI/22/004

Proposed Site Plan - B/HI/22/010 C

Proposed Elevations (1 of 2) - B/HI/22/017 A

Proposed Second Floor Plan - B/HI/22/013 B

Schedule of Proposed Works to Listed Building March 2023

Preliminary Roost Assessment 26/05/2023

ii) on 2nd April 2024:

Ecology Report Rev. 02

iii) on 10th May 2024:

Proposed Elevations (2 of 2) - B/HI/22/018C

Proposed Garage Plan & Elevations - B/HI/22/021A

Proposed Ground and First Floor Plans - B/HI/22/012C

Proposed Second Floor Plan - B/HI/22/013C

Proposed Ground & First - Description of Proposed Works - B/HI/22/015C

Proposed Second Floor Plan - B/HI/22/016C

iv) on 10th June 2024:

Proposed Block Plan/ Location Plan - B/HI/22/020 C

**REASON**

For the avoidance of doubt and in accordance with development management best-practice.

3. Prior to the commencement of the development of either the extension of the garage or the works to the existing building respectively, (other than any works of demolition) there shall have been submitted to and approved in writing by the local planning authority full details of external materials and finishes to be used in the development, including details of brickwork, stonework, roof and ridge tiles, doors, garage doors, windows, window headers and cills, rain water goods, soffits, eaves and barge boards.

## **REASON**

To ensure a satisfactory form of development in the interests of the setting and significance of the listed building and the character and appearance of the Islip Conservation Area.

## **INFORMATIVE**

The details to be submitted under this condition shall include for example, product literature and photographic examples (submitted electronically in pdf format) and shall not include links to manufacturer/ vendor web sites. For the external stone finishes, a photograph (if needs be of a sample panel constructed on the site) of an area of stonework measuring a minimum 1.2m x 1.2m shall be provided. If requested (for example in the event of the submitted details being unclear) samples of materials and finishes are to be made available for inspection on the development site.

- 4.i) No development (including works of demolition) shall be carried out until Natural England has granted a Protected Species mitigation licence or the site has been registered on the Natural England Bat Mitigation Class Licence; and the details of the licensing and mitigation requirements have been submitted to and approved in writing by the local planning authority.
- ii) The development shall not be carried out other than in full accordance with the so-approved licensing requirements and so-approved mitigation measures.

## **REASON**

To ensure the protection of protected bat species know to use the buildings for roosting and which would be affected by the works.

5. No demolition or construction work (including deliveries to or from the site and sub-contractors) shall take place on the site outside the hours of 08:00 and 18:00 Mondays to Fridays and 08:00 and 13:00 on Saturdays, and at no times on Sundays, Bank Holidays or Public Holidays unless otherwise agreed with the local planning authority.

## **REASON**

In the interest of safeguarding residential amenity and reducing pollution in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy

6. The development hereby approved shall be implemented strictly in accordance with the recommendations/measures stated in Sections 4.4.2 and 4.4.3 of the approved Ecology Report (Rev. 02, 28th March 2024)

## **REASON**

To minimise the impacts of development on biodiversity.

7. i) No development of the extension to the existing building or the construction of the garage shall commence above ground floor slab level until there has been submitted to and approved in writing by the local planning authority details of a surface water drainage scheme based upon sustainable drainage principles, to dispose of all rainwater falling on the buildings and any new or replacement areas of hard standing.
- ii) The development shall not be carried out other than in full accordance with the so-approved details and shall be implemented in full prior to first occupation of the dwelling.
- iii) The drainage measures as so-approved shall thereafter be maintained in perpetuity so as to prevent surface water run-off from the site.

#### **REASON**

In the interests of controlling flood risk and highway safety.

#### **INFORMATIVE**

The details to be submitted under this condition shall demonstrate drainage measures in accordance with the sustainable drainage hierarchy and shall include full details of any proposed drainage measures and must demonstrate their adequacy for the catchment area of surface water. For any soakaways, the information to be submitted under this condition must include:

- a) Ground investigations and infiltration testing in line with the requirements of the BRE Digest 365 and undertaken by a competent contractor are required to assess the feasibility of the proposed surface water drainage strategy.
  - b) Sizing calculations, construction details and a maintenance plan.
8. Prior to first use of the development hereby permitted there shall have been implemented a Signage Plan for the removal of existing front elevation signage and lighting and making good of the fabric of the building, in accordance with details first to have been submitted to and approved in writing by the local planning authority.

#### **REASON**

In the interests of protecting the special interest of the listed building and the character and appearance of the Islip Conservation Area.

9. i) No development shall commence on construction of the new garage until a Public Path Diversion Order has been both made and then confirmed for diversion of the public footpath across the site in accordance with the approved drawings.
- ii) The public footpath across the site is a public highway and shall remain unobstructed and available for public use at all times during the

construction works (either on its existing route or on its new route once lawfully diverted).

**REASON**

In the interests of public safety and countryside access and recreation.

10.i) No external lighting shall be installed anywhere on the development site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage, and a lighting assessment of the lighting's compliance with:

a) the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals in their publication "The Reduction of Obtrusive Light" Guidance Note 01/21 (reference GN01/21), have been submitted to and approved in writing by the Local Planning Authority, and

b) Guidance Note 8 Bats and Artificial Lighting as published by the Institution of Lighting Professionals (Reference GN08/23),

have been submitted to and approved in writing by the local planning authority.

ii) Any so-approved lighting shall be installed, maintained and operated in accordance with the approved details and no additional external lighting shall be installed at any time.

**REASON**

To minimise unnecessary light spillage and illumination visible above and outside the development site in the interests of the amenities of the area and in the interest of the local bat population.

**Decision Date:**

**4 July 2024**

**Signed:**



George Candler  
Executive Director Place and Economy

**NOTES:**

1. In reaching this decision the Council has implemented the requirement in the National Planning Policy Framework to deliver sustainable development in a proactive and positive way in accordance with paragraph 38.
2. A full report is available at [www.northnorthants.gov.uk/papps](http://www.northnorthants.gov.uk/papps)
3. Please note that a formal application is required to approve details reserved by conditions (where applicable). Approval of condition applications made under Article 27 of the Town & Country Planning (Development Management Procedure) (England) Order 2015 have a target determination period of 8 weeks and require a fee. Please programme in adequate time to avoid delay to your development. You can apply online at:  
<https://www.planningportal.co.uk/applications>
4. Planning approvals may be monitored to ensure compliance. If development is found not to be in full accordance with the permission, the Council may stop the work, invite a fresh application and/or take enforcement action against the developer/owner.
5. This notice relates only to planning permission and does not include or imply consent under the Building Regulations or any other legislation for which a separate application may be required.
6. For advice and guidance about the Building Regulations, including the need for consent, please contact the Council's Building at [buildingcontrol.enc@northnorthants.gov.uk](mailto:buildingcontrol.enc@northnorthants.gov.uk) Further information can also be obtained from the Council's website at:  
<https://www.northnorthants.gov.uk/building-control-and-local-land-charges>

**PURCHASE NOTICES:**

If permission is granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by carrying out of any development which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

## RIGHT OF APPEAL:

If you are aggrieved by the decision of the local planning authority to grant permission subject to the above conditions, then you can appeal to the Secretary of State under s.78 of the Town and Country Planning Act 1990.

The rules for lodging an appeal are set out in Article 37 of Town & Country Planning (Development Management Procedure) (England) Order 2015. The following is a summary of the rules:

1. If you wish to appeal against this decision you must do so on the relevant appeal form. Appeals may be made online for householder applications at <https://www.gov.uk/appeal-householder-planning-decision> and for full planning applications at <https://www.gov.uk/appeal-planning-decision>. If you are unable to use the online service, please contact the Planning Inspectorate's Customer Services Team on 0303 444 5000.
2. Completed appeals (forms and supporting documents set out in appeal form) must be received by the Planning Inspectorate within the relevant time scale set out in the table below. The Secretary of State has the power to allow a longer period for you to give notice of an appeal, but will not normally exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Appeal Type	Time Period
Appeal against decision where no enforcement action taken or pending	Six months from date of this decision notice
Appeal against decision where enforcement notice served in respect of substantially the same development: <ul style="list-style-type: none"><li>• Within two years before the date of the planning application, or</li><li>• Before the date of this planning decision and still in force</li></ul>	28 days from date of this decision notice
Appeal against decision where enforcement notice served in respect of substantially the same development: <ul style="list-style-type: none"><li>• On or after the date of this planning decision, and</li><li>• Is still in force</li></ul>	The <b>earlier</b> of the following dates: <ul style="list-style-type: none"><li>• 28 days from date enforcement notice is served, or</li><li>• Six months from date of this decision notice</li></ul>

These time scales are in relation to the appeal against the planning decision.

**The time scales for appeals against the enforcement notice (as set out in the enforcement notice) are not affected by this decision.**

3. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development with the conditions they imposed,

having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

4. If you intend to submit an appeal that you would like examined by inquiry then you must notify the local planning authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#)

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[www.northnorthants.gov.uk/privacynotices](http://www.northnorthants.gov.uk/privacynotices)