



Cedar Drive Thrapston Northamptonshire NN14 4LZ  
Telephone 01832 742000  
Email [planning@east-northamptonshire.gov.uk](mailto:planning@east-northamptonshire.gov.uk)  
[www.east-northamptonshire.gov.uk](http://www.east-northamptonshire.gov.uk)

---

Andrew Ashcroft

---

Please ask for	Direct Dial	Our Reference	Your Reference	Date
Wayne Cattell Planning Services	01832 742104	WNP		16 <sup>th</sup> August 2019

Dear Andrew

**Warmington Neighbourhood Plan – Response from East Northamptonshire Council to your Clarification Note.**

I refer to the above and to the queries in your Clarification Note dated 6<sup>th</sup> August 2019.

I note that you ask for an update from the Planning Authority on progress with the determination of the various development proposals as included in the representation from S. Bateman (Mike Sibthorp Planning).

Further to the reference to an undetermined planning application being submitted for land identified as 'B' in this representation, I can advise that Planning Permission was granted for this proposal on 26th July 2019 under reference 19/00598/FUL. Full details of this including the officer report are available via the Council's website [www.east-northamptonshire.gov.uk](http://www.east-northamptonshire.gov.uk) using the reference for the application.

I also note this representation refers to there being an undetermined application on land identified as 'A' for an infill dwelling fronting onto Church Street. I can now advise that this application was refused on 15<sup>th</sup> August 2019 for the following reason:

*'Due to the difference in floor levels and overall proximity, the proposed development would have an overbearing impact on the listed property opposite (22 Church Street) to the severe detriment of the residential amenity of this property, and causing less than substantial harm to its setting. There are no public benefits arising from the proposal and the siting of the dwelling would also not reflect the character of the street. The proposal is therefore contrary to Policy 2 and Part d)1 of Policy 8 of the North Northamptonshire Joint Core Strategy 2016'.*

The reference number for the application is 19/00597/FUL and, again, full details of the application are available via the Council's website. The officer report should also appear on there shortly.

In addition, the appeal on land referred to as 'C' against the Council's refusal of outline planning permission for 2 dwellings is still ongoing (19/00030/OUT). This has Planning Inspectorate reference APP/G2815/W/19/3230410. The deadline for the appellant to make final comments on the Council's statement was 31st July 2019 and so the Inspector's decision may be imminent. You are advised to monitor the situation with this via the Inspectorate website to see if a decision is made on it by the time you finalise your report.

Finally, it is noted that reference is made in this representation to a Lawful Development Certificate having been granted for the extension of the existing dwelling plus various buildings in the garden. This is shown as land identified as 'D' in the representation. This has reference 19/00468/LDP. You will note from Enclosure 6 accompanying the representation which contains a copy that it was granted on 13<sup>th</sup> May 2019. You need to be aware that, following on from this, a Planning Application was considered for a two and single story rear extension to the dwelling. This was

given reference 19/00919/FUL and it was approved on 25<sup>th</sup> July 2019. Again, full details of this including the officer report are available via the Council's website [www.east-northamptonshire.gov.uk](http://www.east-northamptonshire.gov.uk) using this reference.

I hope this is of assistance.

Yours sincerely

Wayne Cattell  
Principal Planning Policy Officer