

Our Ref: PJF/gp/PF/10021
(Please reply to Banbury office)

peter.frampton@framptons-planning.com

3rd November 2021

Mr J Newton
Assistant Director, Economic Growth and Regeneration
West Northamptonshire District Council
One Angel Square
Angel Street
Northampton
NN1 1ED

FAO: Mrs C Phillips

Dear Jim

**TOWN AND COUNTRY PLANNING ACT 1990
BADBY PARK REHABILITATION CENTRE, BADBY ROAD WEST, BADBY, NN11 4NH
NON-MATERIAL AMENDMENT TO PLANNING PERMISSION DA/2018/0371**

I act on behalf of Montpelier Estates in respect of the above development, which is located in Daventry Area of West Northamptonshire.

I understand that there has been pre-application engagement between the Applicant and Montpelier regarding the reformatting of the accommodation approved under planning permission DA/2018/0371 so as to increase the number of bedrooms from 17 to 20. In correspondence dated 1st April 2021 (attached), Katherine Daniels advised that a full application was required to revise the description of development on planning permission DA/2018/0371 as the permission limited the number of bedrooms to 17. Accordingly, a full application was submitted on 16th September 2021, with the proposed development described as:

'Reformatting of internal accommodation approved under Planning Permission DA/2018/0371 to increase the number of bedrooms from 17 bedrooms to 20 bedrooms. No increase in floor space is involved to that which has been approved under Planning Permission DA/2018/0371, nor any changes to the approved elevation.'

The full application was not registered. In subsequent correspondence with Chuong Phillips (attached), it was confirmed by Mrs Phillips that *'It is advised that the NMA is considered appropriate as no external alterations or additional floorspace is created by the proposal and involves changes to the internal layout alone.'*

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Accordingly, the unregistered full application is requested to be disregarded (the fee paid is requested to be returned) and an application for a Non-Material Amendment is now submitted, with the description of development being:

'Amendment of description of development of Planning Permission DA/2018/0371 to read as follows: 'Construction of new building for the provision of a 20 bedroom complex and continuing care facility, with associated works, including the restoration (repair and maintenance) of the garden wall (revised scheme)'.'

I now provide background information as to the requested change in the number of units.

As you will appreciate, the Care Quality Commission will certificate the accommodation upon completion. It is hence most important to the Applicant, and the care provider at the Badby Rehabilitation Centre that the internal accommodation provided is aligned with a grant of planning permission.

Section 11 of the Framework emphasises the importance in *'making effective use of land'* in meeting the needs for *'homes and other uses'*, while *'safeguarding and improving the environment and ensuring safe and healthy living conditions'*. I consider these principles similarly apply to the effective use of buildings. The proposed reformatting of the approved development can be accommodated while *'ensuring safe and healthy living conditions'* for patients. The additional three bedroom units will assist in meeting the need for specialist accommodation for those who suffer from acquired brain injury.

I cannot identify any land use planning objection that should be weighed in a balance as a negative impact from this proposal. I believe all relevant land use planning issues tell firmly in favour of the development.

I trust that you will concur with this assessment and approve the request for a Non-Material Amendment accordingly.

I have copied this correspondence to Sunflower Property SARL and advised them that this application can be viewed on the Framptons website. I have invited them to make any representations within 14 days.

Yours sincerely



Peter J Frampton

Enc: Application form
CIL Form 1
Correspondence with K Daniels, March – April 2021
Correspondence with C Phillips – October 2021
Dwg No. 17138/F01/S05/ A Location Plan
Dwg No. 17138/F01/EL01/ A Approved Elevations
Dwg No. 17138/F01/001/ F Approved Plans
Dwg No. 2475-HIA-01-XX-DRA-02-001 Proposed Elevations
Dwg No. 2475-HIA-01-XX-DRA-01-01 General Arrangement LGF and GF Plans
Fee: £262 (£234 plus £28 Planning Portal service charge)

Cc: Mrs C Phillips, WNC
Montpelier Estates
Sunflower Property SARL
Mrs G Parle, Framptons, for monitoring

Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information

Determining whether a Development may be CIL Liable - For submission with Planning Application

Please note: This version of the form should only be used for submissions relating to planning applications in England.
There is a legacy version of the form for use in Wales: [Download the legacy version of this form](#)

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information.

Please read the associated Guidance Note before you complete the form. This and additional per-question help can be viewed at:
https://ecab.planningportal.co.uk/uploads/1app/cil_guidance.pdf

Please complete the form using block capitals and black ink and send to the Collecting Authority.

See [Planning Practice Guidance for CIL](#) for guidance on CIL generally, including exemption or relief.

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Authority in accordance with the 'The Community Infrastructure Levy Regulations 2010 (as amended)'.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it (unless you choose to upload it to any Planning Portal online service in agreement with the relevant terms and conditions). Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Authority with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Authority to inform you of its obligations in regards to the processing of this information. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

1. Application Details

Applicant or Agent Name:

Montpelier Estates

Planning Portal Reference (if applicable): PP-10318650

Local authority planning application number (if allocated):

Site Address:

Badby Park Rehabilitation Centre
Badby Road West
Badby
Northamptonshire
NN11 4NH

Description of development:

Amendment of description of development of Planning Permission DA/2018/0371 to read as follows: 'Construction of new building for the provision of a 20 bedroom complex and continuing care facility, with associated works, including the restoration (repair and maintenance) of the garden wall (revised scheme)'.

2. Applications to Remove or Vary Conditions on an Existing Planning Permission

a) Does the application seek to remove or vary conditions on an existing planning permission (i.e. Is it a Section 73 application)?

Yes ☐
If 'Yes', please complete the rest of this question

No ☒
If 'No', you can skip to **Question 3**

b) Please enter the application reference number

c) Does the application involve a change in the amount or use of new build development, where the total (including that previously granted planning permission) is over 100 square metres gross internal area?

Yes ☐ No ☐

d) Does the application involve a change in the amount of gross internal area where one or more new dwellings (including residential annexes) are to be created, either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes ☐ No ☐

If you answered 'Yes' to either c) or d), please go to **Question 5**

If you answered 'No' to both c) and d), you can skip to **Question 8**

3. Reserved Matters Applications

a) Does the application relate to details or reserved matters on an existing permission that was granted prior to the introduction of the CIL charge in the relevant local authority area?

Yes ☐
If 'Yes', please complete the rest of this question

No ☒
If 'No', you can skip to **Question 4**

b) Please enter the application reference number

If you answered 'Yes' to a), you can skip to **Question 8**

If you answered 'No' to a), please go to **Question 4**

4. Liability for CIL

a) Does the application include new build development (including extensions and replacement) of 100 square metres gross internal area or above?

Yes ☐ No ☒

b) Does the application include creation of one or more new dwellings (including residential annexes) either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes ☐ No ☒

If you answered 'Yes' to either a) or b), please go to **Question 5**

If you answered 'No' to both a) and b), you can skip to **Question 8**

5. Exemption or Relief

a) Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

Yes ☐ No ☐

b) Does the proposed development include affordable housing which qualifies for mandatory or discretionary Social Housing relief?

Yes ☐ No ☐

If you answered 'Yes' to either a) or b), please note that you will need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim'. The form must be submitted to the Collecting Authority, **and** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The relief previously granted will be rescinded and the full levy charge will be payable.

You will also need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim' if you think you are eligible for discretionary charitable relief, or discretionary social housing relief (if this is available in your area).

If you wish to claim exceptional circumstances relief, and if the charging authority have made exceptional circumstances relief available in their area (please check their website for details), you will need to complete 'CIL Form 11: Exceptional Circumstances Relief Claim'. The form must be submitted to the Collecting Authority, **AND** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

c) Do you wish to claim a self build exemption for a whole new home?

Yes ☐ No ☐

If you have answered 'Yes' to c), please note that you will need to complete 'CIL Form 7: Self Build Exemption Claim - Part 1'. This form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

d) Do you wish to claim an exemption for a residential annex or extension?

Yes ☐ No ☐

If you have answered 'Yes' to d), please note that you will need to complete either 'CIL Form 8: Residential Annex Exemption Claim' or 'CIL Form 9: Residential Extension Exemption Claim'. The relevant form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

In respect of a residential annex, a Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

6. Proposed New Gross Internal Area

a) Does the application involve new **residential development** (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

Please note, conversion of a single dwelling house into two or more separate dwellings (without extending them) is **not** liable for CIL. If this is the sole purpose of your development proposal, you should answer 'No' to Question 4b above.

Yes ☐ No ☐

If yes, please complete the table in section 6c below, providing the requested information, including the gross internal area relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does the application involve new **non-residential development**?

Yes ☐ No ☐

If yes, please complete the table in section 6c below, using the information from your planning application.

c) Proposed gross internal area:

Development type	(i) Existing gross internal area (square metres)	(ii) Gross internal area to be lost by change of use or demolition (square metres)	(iii) Total gross internal area proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv) Net additional gross internal area following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)				
Social Housing, including shared ownership housing (if known)				
Total residential				
Total non-residential				
Grand total				

7. Existing Buildings

a) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings:

b) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal area that is to be retained and/or demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in section 7c.

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sqm) to be retained.	Proposed use of retained gross internal area.	Gross internal area (sqm) to be demolished.	Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)?		When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use.
1					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
2					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
3					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
4					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
Total floorspace		<input type="text"/>		<input type="text"/>			

7. Existing Buildings (continued)

c) Does the development proposal include the retention, demolition or partial demolition of any whole buildings **which people do not usually go into or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period?**

Yes ☐ No ☐

If yes, please complete the following table:

	Brief description of existing building (as per above description) to be retained or demolished.	Gross internal area (sqm) to be retained	Proposed use of retained gross internal area	Gross internal area (sqm) to be demolished
1				
2				
3				
4				
Total of which people do not normally go into, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission				

d) If the development proposal involves the conversion of an existing building, will it be creating a new mezzanine floor within the existing building?

Yes ☐ No ☐

If Yes, how much of the gross internal area proposed will be created by the mezzanine floor?

Use	Mezzanine gross internal area (sqm)

8. Declaration

I/we confirm that the details given are correct.

Name:

Mr P Frampton on behalf of the Applicant (Montpelier Estates)

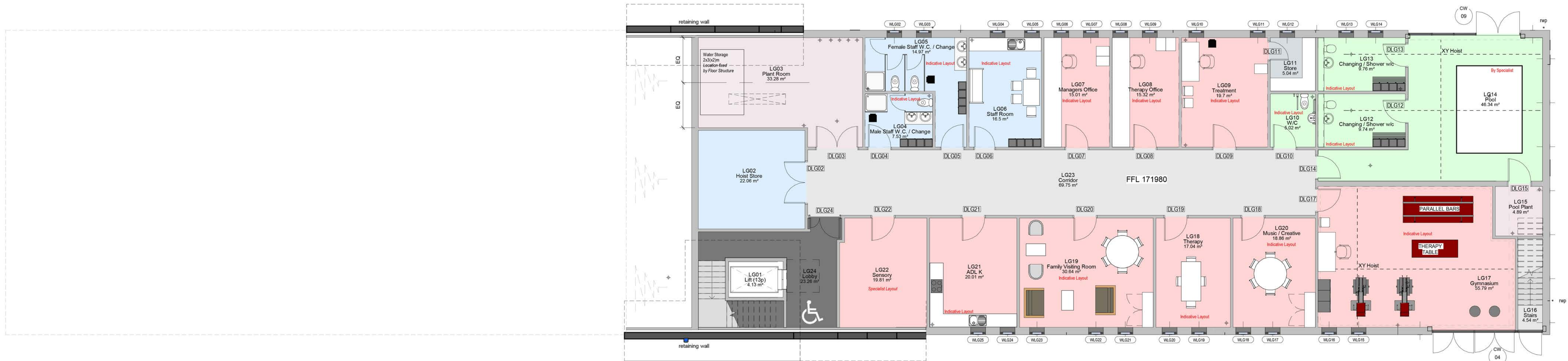
Date (DD/MM/YYYY). Date cannot be pre-application:

03/11/2021

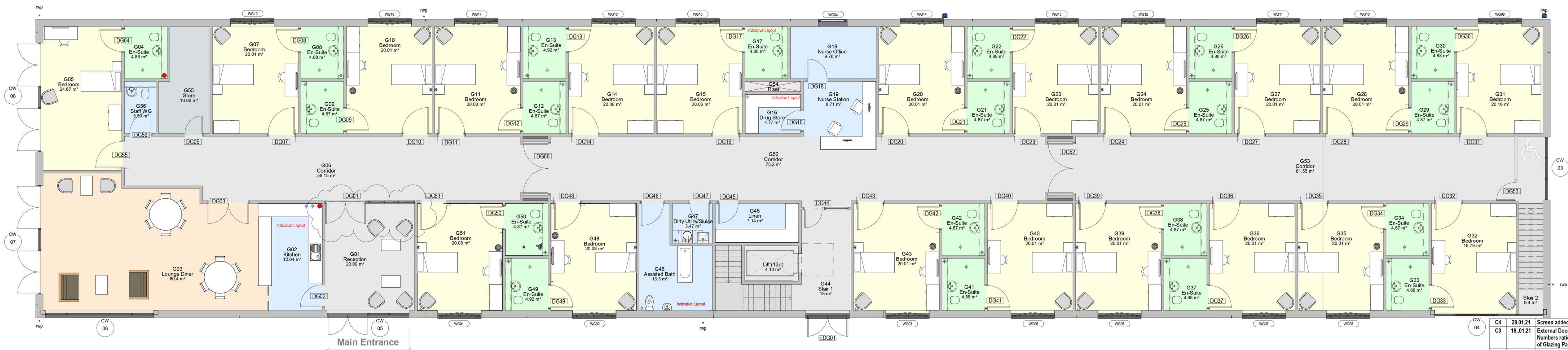
It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

For local authority use only

Application reference:



1 LGF
1 : 100



2 Ground Floor
1 : 100

Department Legend

Bedroom	Therapy
En-Suite	Circulation
Dayspace	Store
Nursing/Admin	F.M.

Name	Area
LOWER GF G.I.A.	514.25 m ²
UPPER GF G.I.A.	931.26 m ²
TOTAL G.I.A.	1445.52 m ²



VISUAL SCALE 1:100 @ A1

C4	28.01.21	Screen added to Reception area	RDA	RDA
C3	19.01.21	External Door and Window Numbers rationalised for Issue of Glazing Package	RDA	JAG
C2	02.12.20	Pool Plantroom Size Amended	JAG	JAG
C1	21.10.20	Issued for Construction	RD	JAG
P4	13/07/2018	Basic Room Layout populated from RDS for general comment.	RD	JAG
Rev	Date	Description	Drawn By	Checked By

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architects & designers

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Project:
Proposed ABI Care
Badby Park
Davenport
Northants

Client: **Montpelier**
estates

Drawing Title:
General Arrangement LGF & GF Plans

HIA Project Number	Scale @ A1	Suitability
2475	1:100	A

Project	Originator	Volume	Level	Type	Role	Number
2475 - HIA - 01 - XX - DR - A	-	-	-	-	-	01-01

PROPOSED PLANS

Materials Key

- (A) Facing Brickwork - Orange / Red Brick (Ravenhead Red Smooth 3501 - Natural mortar)
- (B) Facing Render - K rend Light Grey Render with Ashlar cutting
- (C) Facing Brickwork - Blue / Black Brick (Staffordshire Slate Blue Smooth 2232 - Dark grey mortar)
- (D) Windows & Doors - Aluminium - powder coated RAL 7022 Umbra Dark Grey
- (E) Roof Fascia and Soffit - Pressed Metal - powder coated RAL 7022 Umbra Dark Grey
- (F) Rainwater Goods - Black UPVC
- (G) Curtain Walls - Aluminium - powder coated RAL 7022 Umbra Dark Grey
- (H) Flat Roof - Single Ply Membrane - Grey

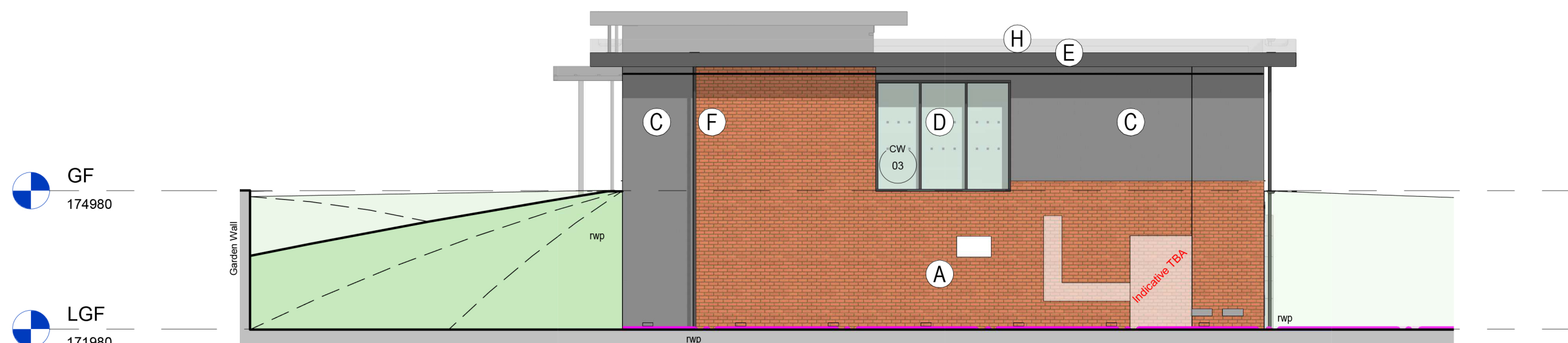
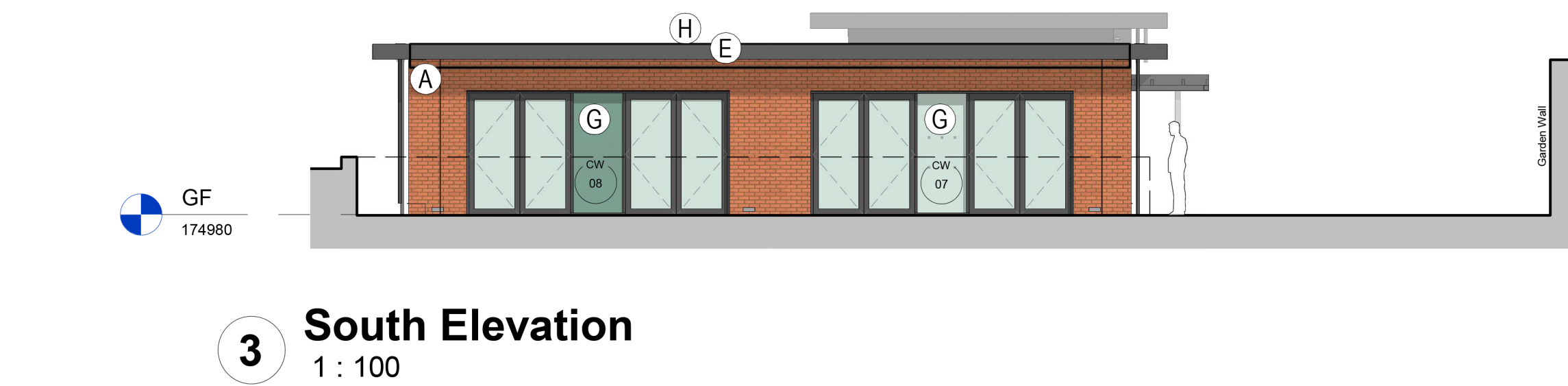
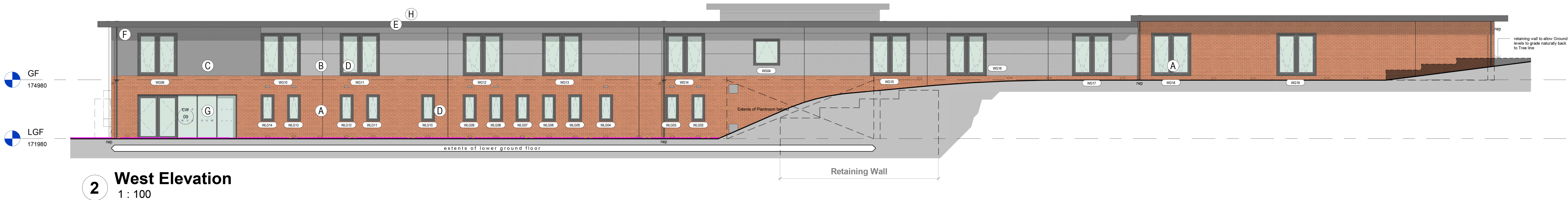
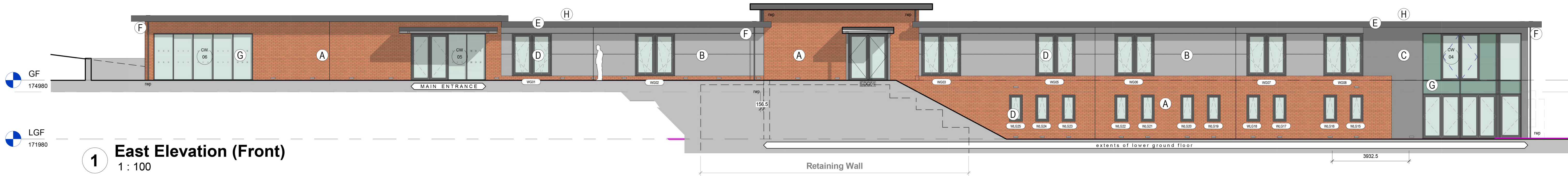
NOTES

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All dimensions are in millimetres unless stated otherwise.

This drawing is to be read in conjunction with all other relevant drawings and specifications.

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C3	22.03.21	Bedroom window updated	RDA	JAG
C2	19.01.21	External Door and Window Numbers rationalised for Issue of Glazing Package	RDA	JAG
C1	21.10.20	Issued for Construction	RD	JAG
P5	06/07/2018	Additional RWP Added.	JAG	JAG
P4	19/08/2018	Amended to suit Client comments	JAG	JAG

Rev	Date	Description	Drawn By	Checked By
C3	22.03.21	Bedroom window updated	RDA	JAG
C2	19.01.21	External Door and Window Numbers rationalised for Issue of Glazing Package	RDA	JAG
C1	21.10.20	Issued for Construction	RD	JAG
P5	06/07/2018	Additional RWP Added.	JAG	JAG
P4	19/08/2018	Amended to suit Client comments	JAG	JAG

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w: www.harrisirwin.com

Project:
Proposed ABI Care
Badby Park
Daventry
Northants

Client: Montpelier estates

Drawing Title:
Proposed Elevations

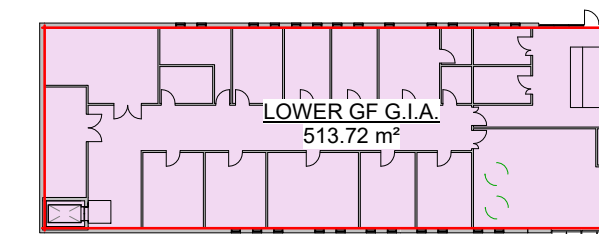
HIA Project Number 2475	Scale @ A1 1: 100	Suitability A
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Project 2475 - HIA - 01 - XX - DR - A - 02-001	Originator HIA	Volume 01	Level XX	Type DR	Role A	Number 02-001
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PROPOSED ELEVATIONS



UPPER GF G.I.A.
928.72 m²



Montpelier
estates

17138/F01/001/ F

ALL DIMENSIONS TO BE CHECKED ON SITE.
ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT
FOR VERIFICATION PRIOR TO COMMENCEMENT OF THE EFFECTED
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Rev.	Date	Description
A	08/05/2018	Scale bar added



1 East Elevation (Front)
1 : 100



2 West Elevation
1 : 100



3 South Elevation
1 : 100



4 North Elevation
1 : 100



APPROVED ELEVATIONS

1 : 100 @ A1

Montpelier
estates

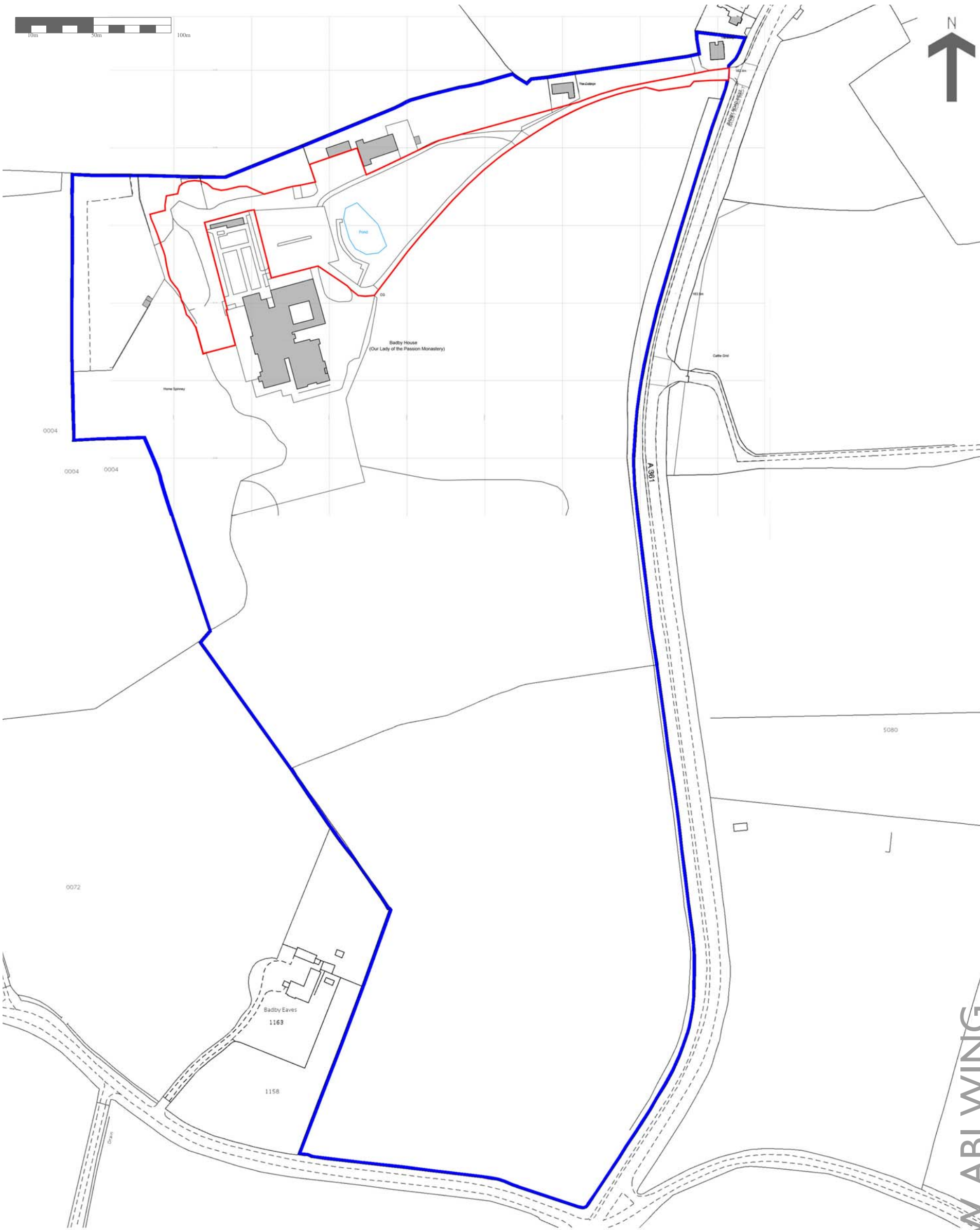
08/05/2018

17138/F01/EL01/ A

NEW ABI WING
BADBY PARK

ALL DIMENSIONS TO BE CHECKED ON SITE.
ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT
FOR VERIFICATION PRIOR TO COMMENCEMENT OF THE EFFECTED
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Rev.	Date	Description
A	08/05/2018	Site boundary amended



LOCATION PLAN

I : 2500 @ A3



08/05/2018 17138/F01/S05/ A

Gina Parle

From: Katherine Daniels <Katherine.Daniels@westnorthants.gov.uk>
Sent: 01 April 2021 11:22
To: Anna Ciesielska; Katherine Daniels
Cc: Montpelier Estates
Subject: RE: DA/2018/0371 - Badby Park Rehabilitation Centre - internal changes

Anna,

Sorry I haven't got back to you sooner. I have had a chance to have a look at the proposal.

You will require a new planning permission, as a S73 application can not alter the description of the development which clearly states 17 bedrooms.

Kind regards

Katherine

Katherine Daniels
Principal Planning Officer: Planning Department (Daventry Area)
Growth, Climate & Regeneration
Place & Growth Directorate

West Northamptonshire Council | Lodge Road | Daventry | NN11 4FP
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From: Anna Ciesielska <anna@montpelierestates.me.uk>
Sent: 25 March 2021 14:32
To: Katherine Daniels <Katherine.Daniels@daventrydc.gov.uk>
Cc: Montpelier Estates <mail@montpelierestates.me.uk>
Subject: RE: DA/2018/0371 - Badby Park Rehabilitation Centre - internal changes

Dear Katherine,

Have you had a chance to look into it and advice how we can address the changes, please?

Looking forward to hearing from you.

Regards,

Anna Ciesielska



Montpelier Estates, Middle Barn, Chilton Business Centre, Chilton, Aylesbury, HP18 9LS

E-mail: Anna@MontpelierEstates.me.uk

Web: www.MontpelierEstates.me.uk

Tel: 01844 203500 Fax: 01844 202134 Mob: 07928 486 874

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From: Anna Ciesielska <anna@montpelierestates.me.uk>

Sent: 18 March 2021 17:57

To: 'kdaniels@daventrydc.gov.uk' <kdaniels@daventrydc.gov.uk>

Cc: Montpelier Estates <mail@montpelierestates.me.uk>

Subject: DA/2018/0371 - Badby Park Rehabilitation Centre - internal changes

Dear Katherine,

Thank you for returning my call so quickly.
Much appreciated.

Please see enclosed proposed and existing floor plans.
We are not increasing the floor area, neither we changing the materials.
The operator has revisited the layout and their operational needs, hence the small tweaks.
3 additional bedrooms will be relocated in the left top corner.

Looking forward to hearing from you.

Regards,

Anna Ciesielska



Montpelier Estates, Middle Barn, Chilton Business Centre, Chilton, Aylesbury, HP18 9LS

E-mail: Anna@MontpelierEstates.me.uk

Web: www.MontpelierEstates.me.uk

Tel: 01844 203500 Fax: 01844 202134 Mob: 07928 486 874

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Gina Parle

From: Chuong Phillips <Chuong.Phillips@westnorthants.gov.uk>
Sent: 14 October 2021 11:26
To: Peter Frampton
Subject: Re: Badby Park Rehabilitation Centre

Dear Peter,

I can confirm that the submitted NMA should be worded as an amendment to the description of the original permission to allow the number of bedrooms to increase from 17 to 20.

It is advised that the NMA is considered appropriate as no external alterations or additional floorspace is created by the proposal and involves changes to the internal layout alone.

Kind regards

Mrs C Phillips
Principal Planning Officer - Development Management

Under the current circumstances I am mainly working from home with limited access to information and files. Should you wish to discuss any particular matters, please email details of your contact number and I will endeavour to call when possible. My normal working hours are 8.30- 4.00pm Mon- Fri.

You should note that the above advice represents the professional views of Council Officers only, and although given in good faith, cannot prejudice any decision which the Council, as the Local Planning Authority, may make at either Planning Committee or delegated officer level. The advice given is based upon the matters raised at any meeting(s) and upon any plans/details/information submitted by you, it is also based on local and national planning guidance and policies that exist at the time the advice is given. If the nature of the proposal changes from that submitted under the pre-application enquiry, or policies and guidance change; this could affect the advice given. A planning application will also be subject to public consultation and any responses received have to be taken into consideration and may influence the outcome of the application.

From: Gina Parle <Gina.Parle@framptons-planning.com> on behalf of Peter Frampton
<Peter.Frampton@framptons-planning.com>
Sent: 14 October 2021 10:41 AM
To: Chuong Phillips <Chuong.Phillips@westnorthants.gov.uk>
Subject: Badby Park Rehabilitation Centre

You don't often get email from peter.frampton@framptons-planning.com. [Learn why this is important](#)

Our ref: PJF/gp/PF/10021

Dear Chuong

Badby Park Rehabilitation Centre

Thank you for your helpful email dated 11th October [11.21]. As a different view is being taken to that expressed by Katherine Daniels, could you confirm that, if I submit a NMA application, the description of development will refer to the increased number of bedrooms?

Kind regards

Peter J Frampton
BSc (Hons), TP, MRICS, MRTPI



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Email: peter.frampton@framptons-planning.com

Our Office Manager, Natalie Dunkley, can be reached on 07803 452 910.

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From: Chuong Phillips <Chuong.Phillips@westnorthants.gov.uk>
Sent: 11 October 2021 11:21
To: Peter Frampton <Peter.Frampton@framptons-planning.com>
Subject: RE: Badby Park

Dear Peter

Thank you for the email attached.

When planning permission is granted, development must take place in accordance with the permission and conditions attached to it, and with any associated legal agreements.

New issues may arise after planning permission has been granted, which require modification of the approved proposals.

In my view the proposal sought seeks to modify the permission and conditions relating to approved internal layout plans.

There is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. In this case, the local planning authority is satisfied that the amendment sought is non-material and considers that it would be appropriate to submit an application under section 96A of the Town and Country Planning Act 1990.

Hope this helps and provides the clarity that is required.

Kind regards

Chuong Phillips
Principal Planning Officer: Planning Department (Daventry Area)
Growth, Climate & Regeneration
Place and Growth Directorate

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