

pjd/ahl.LN00971.47/rwc/7  
DB/CF/OU 00101

20 November 2006

(Dictated 17 November 2006)

Vincent Sykes  
DX716081  
Oundle



Dear Sirs

**Lease to Oundle Town Rowing Club**

We refer to our letter of 6 October and now enclose a copy of the plan, which we have just received from our clients. The red line has been slightly amended by them and we are instructed that this is the plan to be used with the Lease.

Yours faithfully

Withers LLP

cc: E Booker Esq (Barnwell Manor Estate)

Enc

direct: 020 7597 6030  
e-mail: peter.davis@withersworldwide.com

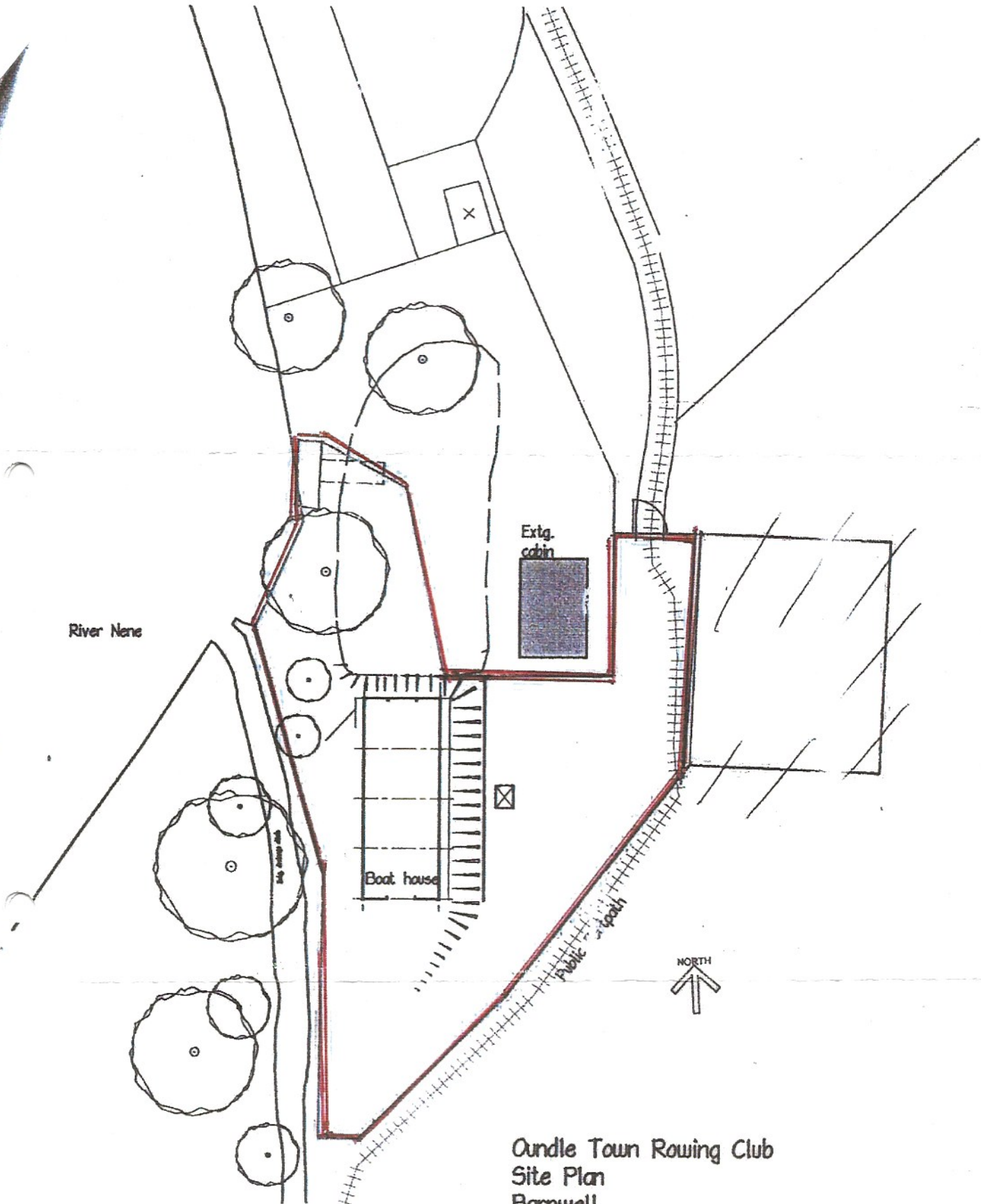
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Geneva: +41 (0)22 593 7777  
Milan: +39 02 2906601

Withers Bergman LLP  
New York: +1 212 848 9800  
Greenwich: +1 203 302 4100  
New Haven: +1 203 789 1320

www.withersworldwide.com



Oundle Town Rowing Club  
 Site Plan  
 Barnwell  
 Northamptonshire

**MCDONALD ARCHITECTS & DESIGNERS**  
 KEEPERS LODGE, BISSSTOCK, KETTERING, NN14 2NA  
 E-MAIL: [mail@mcdonaldarchitects.co.uk](mailto:mail@mcdonaldarchitects.co.uk)  
 LONDON OFFICE: UNITED HOUSE, NORTH RD, LONDON N7 9QP T: 020 7607 8836 F: 020 7606 6464  
 TEL: 01534 373392  
 FAX: 01534 373077

CHECKED	DATE 12 August 06	SCALE 1:500 @ A4
DRAWN <i>Am</i>	NUMBER 796-103	REVISION -



## EAST NORTHAMPTONSHIRE DISTRICT COUNCIL

East Northamptonshire House, Cedar Drive, Thrapston, Northamptonshire

The Building Act 1984 The Building Regulations 2000

### FULL PLANS APPROVAL NOTICE

EN/06/00495/OTH

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Applicant	Colin Bullock Oundle Town Rowing Club C/o Prince William School Herne Road Oundle Northamptonshire
Agent	Mr. Dan Kantorowich McDonald Architects & Designer Keepers Lodge Brigstock Kettering NN14 3NA
Date valid	24 April 2006

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Proposed Work	New boat house
Work Location	OP0040 TL0486 Barnwell Road Oundle Northamptonshire

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#### Approval

The plans submitted in respect of the above work have been examined and passed by the Authority as complying with the Building Regulations **subject to the following conditions:**

1. The submitted calculations of loading and strength in respect of the raft foundation, and portal frame showing compliance with Part A1/2.

This approval is only for the purposes of the requirements of the Building Regulations and any sections of the Building Act 1984 as amended which allows or expressly requires the Council to reject plans. It is NOT an approval under the Town and Country Planning Acts, an approval for improvement grant purposes or for any other statutory provision.

Under the requirements of the Building Regulations the person carrying out the work to which the building regulations relate is required to notify the Authority at certain stages during the execution of the work..

If work is not commenced within three years of submitting the plans the Authority may declare that the deposit of plans is of no effect under the provisions of the Building Act 1984, Section 32.

#### Authority

This full plans approval is authorised by:

*T. G. Watson*

Date 26 May 2006

Head of Planning Services

bcaprvc

# East Northamptonshire Council

## Building Control Services

East Northamptonshire House, Cedar Drive, THRAPSTON Northamptonshire NN14 4LZ  
Tel: 01832 742000 Fax: 01832 734839 DX: 701611 Thrapston  
Building Control Helpline Tel: (01832) 742139  
Email: [building.control@east-northamptonshire.gov.uk](mailto:building.control@east-northamptonshire.gov.uk)



Colin Bullock Oundle Town Rowing Club  
C/o Mr. Dan Kantorowich McDonald Architects & Designer  
Keepers Lodge  
Brigstock  
Kettering  
NN14 3NA

Please ask for	Direct Dial	Our Reference	Your Reference	Date
Malcolm Hackney	01832 742124	EN/06/00495/OTH		26 May 2006

Dear Sir/Madam

### The Building Regulations 2000

**Proposal: New boat house at OP0040 TL0486 Barnwell Road Oundle Northamptonshire.**

Enclosed please find notice that the plans of the work which you intend to carry out at the above address have been passed under the Building Regulations **subject to conditions**.

PLEASE ENSURE THAT THE PERSON ACTUALLY RESPONSIBLE FOR CARRYING OUT THE WORK INFORMS ME OF PROGRESS AT APPROPRIATE STAGES IN WRITING OR BY TELEPHONE.

The attached permission is given solely in respect of the relevant requirements of the Building Act and the Building Regulations made under the Act. You should ascertain whether any of the requirements of the Town and Country Planning Act or the Planning (Listed Buildings and Conservation Areas) Act relate in the proposal and should this be the case, you must obtain planning permission and/or listed building consent before commencing any work on site.

Yours faithfully

A handwritten signature in black ink, appearing to be 'M. H.', written over a horizontal line.

Building Control Manager  
bcapccvl



**EAST NORTHAMPTONSHIRE DISTRICT COUNCIL**

Town and Country Planning Act 1990

**PLANNING PERMISSION**

EN/05/01911/FUL

Location  
OP0040 TL0486..Barnwell Road..Oundle..Northamptonshire.....

Proposal  
Erection of new Boat House, alterations to existing access road, new car park and alterations to existing landing stage.

Applicant  
Oundle Town And Rowing Club

C/O Prince William School Herne Road Oundle PE8 4BS

Agent  
McDonald Architects And Designers

Keepers Lodge Brigstock Kettering NN14 3NA

Date received  
27 September 2005

Date valid  
10 October 2005

Under the provisions of the Town and Country Planning Act 1990 the Local Planning Authority hereby **GRANT PLANNING PERMISSION** for the above development in accordance with the application and plans submitted, **subject to the following conditions** which are imposed for the reasons noted thereafter:

- 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: Statutory requirement under provision of Section 51 of the Planning and Compulsory Purchase Act 2004.

X

- 2. Notwithstanding the submitted details, prior to the commencement of development samples of the proposed facing materials shall be submitted to and approved in writing by the local planning authority. Development shall be completed in accordance with the approved details.

Reason: In order to achieve a satisfactory standard of completed development.

*Done  
7th Oct 2007*

X

- 3. Notwithstanding the submitted details, prior to the commencement of development details of a comprehensive landscaping scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include (but not be limited to) details of the location, species, size and density of new landscape planting. The landscaping scheme shall be carried out in strict accordance with the approved details in the first available planting season immediately following the first occupation of the premises, and confirmation of the implementation of the approved landscaping scheme shall be provided in writing to the local planning authority. Following implementation of the approved landscaping scheme said scheme shall be maintained for a period of not less than ~~five years~~ following its implementation and any tree, shrub or plant which dies, becomes diseased, is damaged or is otherwise removed during the five year

*LETTER DATED*

*18/1/2007*

maintenance period shall be replaced with a suitable replacement to the satisfaction of the local planning authority in the next available planting season.

Reason: In order to secure a satisfactory visual appearance of the completed development

4. All existing trees shown on approved plan number 796-SK01/C received by the local planning authority on 27/09/2005 shall be retained (other than the two sycamore trees clearly labelled on that plan for removal). The retained trees shall be protected at all times during construction by suitable temporary fencing, designed to prevent access at all times during construction works. Details of the temporary fencing shall be submitted to and approved in writing by the local planning authority prior to the commencement of development.

Reason: In order to protect the longevity and secure the long-term retention of existing mature trees on the site.

- X 5. Notwithstanding the submitted details, prior to the commencement of development details of the means of construction of the car park and hardstanding areas shown on approved plan number 796-SK01/C shall be submitted to and approved in writing by the local planning authority. Development shall be completed in strict accordance with the approved details.

Reason: In the interests of the safety and convenience of users of the car park.

6. Notwithstanding the submitted details, prior to the commencement of development details of improvements to the junction of the access track with the adopted public highway shall be submitted to and approved in writing by the local planning authority. The required details shall include details of the construction and hardsurfacing of the said junction, the construction and finish of which shall be designed so as to comply with the standard of an adoptable highway, regardless of whether or not the applicant seeks to enter into an adoption agreement with the local highway authority. The access road junction improvements shall be completed in strict accordance with the approved details prior to the first usage of the premises or site for its new use hereby approved.

Reason: In order to ensure an appropriate standard of completed development in the interests of the safety and convenience of users of the access road and the visual amenities of the site and the surrounding area.

7. No external lighting shall be erected on the site without the prior written consent of the local planning authority. Details of any lighting proposed to be erected shall be submitted to and approved in writing by the local planning authority prior to its erection and the lighting shall be directed and shielded so as to avoid light spillage in an upwards direction or towards adjacent residential properties.

Reason: In order to avoid undue glare from onsite external lighting.

8. Prior to the commencement of development a detailed ecological and habitat survey shall be submitted to and approved in writing by the local planning authority. The survey shall identify the special habitat characteristics of the site and shall include measures to mitigate the impact of the proposal on the County Wildlife Site within which it sits. Mitigation measures shall be specifically agreed in writing by the local planning authority prior to the commencement of development and the approved mitigation measures shall be implemented in full in accordance with a timetable to be agreed in writing by the local planning authority.

Reason: In order to mitigate the impact of the proposal on the County Wildlife Site.

SITE MEETING.  
NOT MENTIONED  
IN 7/2/2007  
LETTER.

~~7/2~~ 7/2 LETTER

NOT MENTIONED  
SO MUST  
HAVE BEEN  
APPROVED.

MUST HAVE  
BEEN APPROVED

X

NOT HOURLY!

- 9. Notwithstanding the submitted details, prior to the commencement of development details of measures to safeguard the route of public footpath MF11 where it crosses/passes through the site shall be submitted to and approved in writing by the local planning authority. Route protection measures shall be carried out in accordance with the approved details and the public footpath shall remain unobstructed and open for public usage at all times both during and post-development.  
Reason: To ensure that the public footpath remains accessible.

**Your attention is drawn to the following notes:**

- 1. This decision has been made as it accords with prevalent local and national planning policies, notably:  
East Northamptonshire District Local Plan  
GEN2: General development criteria  
RL1: development criteria for recreational and leisure projects  
RL14: entertainment and cultural facilities  
CF3: community uses
- 2. This decision is based on the following plans as received by the local planning authority on 27/09/2005: 796-SK01/C, 796-SK04, 796-SK03, 796-SK02, 796-SK05, 796-SK06/A, 796-SK07, Flood Risk Assessment
- 3. You are advised to note the comments of the Environment Agency as set out in the attached letter.

Decision Date  
29 November 2005

Signed: *T. G Watson*  
Head of Planning Services

**NOTE:** 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.

**RIGHT OF APPEAL:**

Your attention is drawn to the following notes which explain how to submit an appeal should you be aggrieved by the above decision.

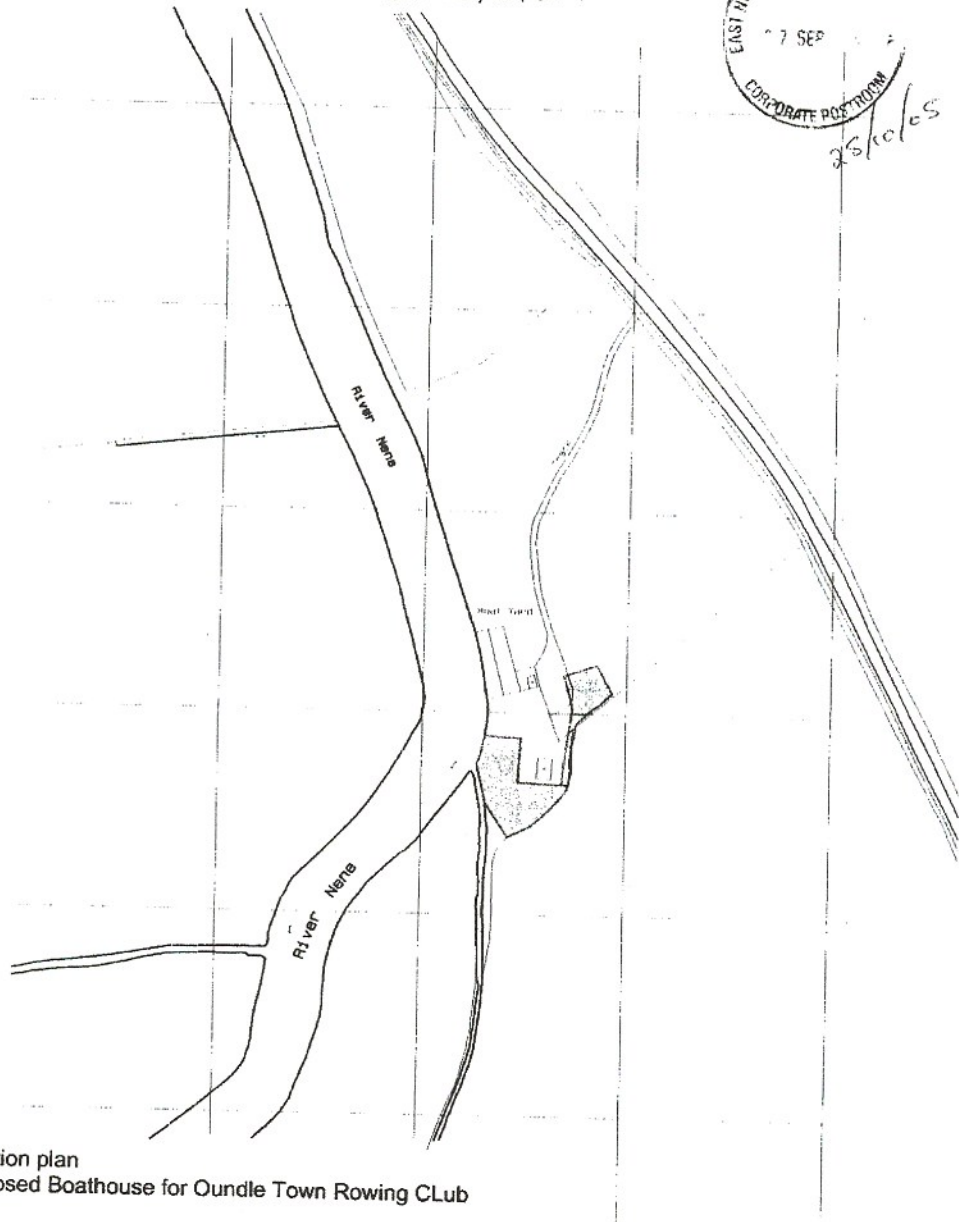
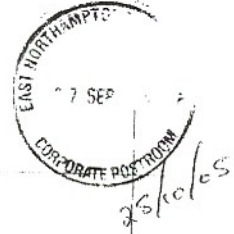
- 1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or the grant of permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with Sections 78 and 79 of the Town and Country Planning Act 1990 or Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990, within three months of the date of this notice. (For applications received on or before 5 September 2003, the period for lodging an appeal is 3 months from the date of decision). (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them having regard to the statutory requirements, to the provisions of the development order, and to any direction given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment 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 responsibly 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 or Chapter III of the Planning (Listed Buildings and Conservation Areas) Act
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990 or Section 27 of the Planning (Listed Buildings and Conservation Areas) Act

dcpefulz



EN/05/01911



Location plan  
Proposed Boathouse for Oundle Town Rowing Club

**MCDONALD ARCHITECTS & DESIGNERS**  
KEEPERS LODGE, BRIGSTOCK, KETTERING, NN16 3NA  
E-MAIL: [mcd@mcdonaldarchitects.co.uk](mailto:mcd@mcdonaldarchitects.co.uk)  
LONDON OFFICE: UNITED HOUSE, NORTH ROAD, LONDON N7 8DP T 020 7807 8836 F 020 7808 8401

CHECKED	DATE	SCALE
	August 05	1:1250
DRAWN	NUMBER	REVISION
	796-OS	-

# East Northamptonshire Council

East Northamptonshire House, Cedar Drive  
THRAPSTON, Northamptonshire, NN14 4LZ  
Tel: 01832 742000  
Fax: 01832 734839 DX: 701611 Thrapston  
Email: [cs@east-northamptonshire.gov.uk](mailto:cs@east-northamptonshire.gov.uk)

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Daniel Kantorowich  
McDonald Architects & Designers  
Keepers Lodge  
Brigstock  
Kettering  
NN14 3NA

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<b>Please ask for</b> Ben Rose	<b>Direct Dial</b> (01832) 742225	<b>Our Ref.</b> 05/01911	<b>Your Ref.</b>	<b>Date:</b> 18 January 2007
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Dear Daniel,

## RE: OUNDLE TOWN ROWING CLUB - CONDITION DISCHARGE

Firstly, please accept my apologies for the tardy response. Further to your correspondence received in this office on 27<sup>th</sup> November 2006 regarding the discharge of conditions 2, 3, 5 and 9, I now provide the following advice.

Following a review of the relevant files, I am unable to find any indication that the materials to be utilised have been approved by Council. If you have written correspondence to the contrary, please forward a copy to this office for review. Consequently, condition 2 of the planning approval cannot yet be discharged.

With regard to the landscape proposals, I have now received advice from Council's Tree Preservation Officer that the amended details provided to Council in your correspondence dated 23<sup>rd</sup> November, 2006 are acceptable. Consequently, Council now discharges condition 3 (Plan reference 796-04/A).

With regard to surfacing of the carpark, Council has not received any details regarding the means of construction of the carpark and hardstanding areas as shown on approved plan number 796-SK01/C and as required by condition 5. It is understood (via your latest correspondence) that the carpark has already been constructed/surfaced. As such, this represents a breach of the planning approval and Council must carefully and seriously consider whether or not formal planning enforcement action should be pursued. You should provide the required details as soon as practicable to resolve this issue.

With regard to footpath MF11, Council will require a detailed plan evidencing the footpath falling outside of the subject site before this condition can be discharged.

I trust the above advice provides some clarity with regard to the formal requirements needed to discharge the relevant conditions. However, if you have any further questions, please do not hesitate to contact the undersigned.

Yours sincerely



Ben Rose  
Development Control  
Planning Services

# Final Certificate

Issued by: McDonald architects & designers  
Address: Keepers Lodge  
Brigstock  
Kettering, NN14 3NA

Employer: Oundle town Rowing Club  
Address: Oundle town Rowing Club  
2 The Paddock Woodnewton  
Peterborough, PE8 5EL

Contractor: PGR Construction  
Address: PGR Construction  
6 The Old Quarry  
Nene Valley Business Park, Oundle

Works: New boat house  
Situated at: Barnwell Marina  
Barnwell Road  
Oundle

Serial no: SNUM/00006

Job reference: 796

Date of issue: 15 March 2007

Final date for payment: 29 March 2007

Agreement dated: 27 March 2006

This final certificate is issued under clause 4.5.1.1 of the above-mentioned Agreement.

Contract sum adjusted as necessary .....	£	103,676.13
Total amounts previously certified for payment .....	£	101,084.23
Amount remaining due to the Contractor .....	£	<u>2,591.90</u>

I/We hereby certify that the sum of (in words)

*All amounts are exclusive of VAT.*

Two Thousand, Five Hundred and Ninety-One Pounds and 90p

as a balance due:

to the Contractor from the Employer.

~~to the Employer from the Contractor.~~

To be signed by or  
for the issuer named  
above

Signed **Dan Kantorowich**

Digitally signed by Dan Kantorowich  
DN: cn=Dan Kantorowich, o=GB, o=McDonald  
architects, email=dan.  
kantorowich@mcdonaldarchitects.co.uk  
Reason: I am the author of this document  
Date: 2007.03.15 10:24:04 Z

This is not a Tax Invoice.



F852C for MW 98

© RIBA Enterprises Ltd 2003

Certificate of  
Completion of  
**Making Good  
Defects**

Issued by: McDonald architects & designers  
Address: Keepers Lodge  
Brigstock  
Kettering, NN14 3NA

Employer: Oundle town Rowing Club  
Address: Oundle town Rowing Club  
2 The Paddock Woodnewton  
Peterborough, PE8 5EL

Contractor: PGR Construction  
Address: PGR Construction  
6 The Old Quarry  
Nene Valley Business Park, Oundle

Works: New boat house  
Situated at: Barnwell Marina  
Barnwell Road  
Oundle

Job reference: 796

Certificate no: 1

Issue date: 15 March 2007

Agreement dated: 27 March 2006

Under clause 2.5 of the above-mentioned Agreement,

I/we hereby certify that

the Contractor's obligations to make good any defects, excessive shrinkages or other faults which have appeared within the defects liability period

have in my/our opinion been discharged on

09 March 2007

To be signed by or  
for the issuer named  
above

**Dan  
Kantorowich**  
Signed \_\_\_\_\_

Digitally signed by Dan Kantorowich  
DN: cn=Dan Kantorowich, c=GB,  
o=McDonald architects, email=dan.  
kantorowich@mcdonaldarchitects.  
co.uk  
Date: 2007.03.15 10:18:56 Z

Distribution	<input checked="" type="checkbox"/> Employer   1	<input type="checkbox"/> Structural Engineer	<input type="checkbox"/> Planning Supervisor	<input type="checkbox"/>
	<input checked="" type="checkbox"/> Contractor   1	<input type="checkbox"/> M&E Consultant	<input type="checkbox"/>	<input type="checkbox"/> Other
	<input type="checkbox"/> Quantity Surveyor	<input type="checkbox"/> Clerk of Works	<input type="checkbox"/>	<input checked="" type="checkbox"/> File   1

