

DEVELOPMENT MANAGEMENT COMMITTEE

28 FEBRUARY 2018

Present: Councillor P Jeffree (Chair)
Councillor S Johnson (Vice-Chair)
Councillors D Barks, S Bashir, N Bell, K Collett, R Laird, I Sharpe
and M Turmaine

Also present: Councillor Jagtar Singh Dhindsa

Officers: Committee and Scrutiny Support Officer
Deputy Managing Director and Director of Place Shaping and
Corporate Performance
Development Management Section Head
Development Management Team Leader
Development Management Team Leader

64 APOLOGIES FOR ABSENCE/COMMITTEE MEMBERSHIP

There was a change of membership for this committee. Councillor Collett replaced Councillor Kent.

65 DISCLOSURE OF INTERESTS

Councillor Laird reported that his employer had been one of the consultants working on application 17/01591/FULM (Sydney Road) and he would not therefore participate in discussions on this item. Councillor Laird was absent from the Council Chamber during deliberations.

66 MINUTES

The minutes of the meeting held on 31 January 2018 were submitted and signed.

67 17/01591/FULM 29 - 43 SYDNEY ROAD AND THE PLOT BETWEEN 7 AND 9 SYDNEY ROAD

The committee received the report of the Head of Development Management, including the relevant planning history of the site and details of the responses to the application.

The Principal Planning Officer (AR) introduced the report explaining that the application proposed the demolition of the existing buildings on site and erection of two residential buildings of up to 7 and 10 storeys, to provide 135 apartments (of which 38 would be affordable) and the erection of a two bedroom dwelling.

The Chair invited Fauzia Farooq, a local resident, to speak against the application. Ms Farooq explained that she was speaking on behalf of local residents who considered the proposed scheme to be an overdevelopment of the site in an already overcrowded area of Watford. It would be overbearing and out of scale and context with the local area, which was predominantly characterised by two and three storey Victorian houses. The application should not be referenced by the more distant Ascot Road development.

Whilst residents accepted, and welcomed, the redevelopment of the site to provide new housing, they were concerned that the detrimental impact on local residents was being ignored. This included overlooking and privacy concerns and unacceptable reductions in sun and day light levels to neighbouring properties in contravention of BRE guidelines and the council's Residential Design Guide.

In addition, residents raised concerns about the lack of green space and play areas for children, and about parking provision.

The Chair invited Douglas Bond from Woolf Bond Planning, to speak to the committee. Speaking on behalf of the applicant, Mr Bond explained that the current scheme had been agreed following extensive discussions with the key stakeholders, including council officers and local residents. The result was a compliant scheme which would bring sustainable regeneration to enhance the area, much needed family sized affordable housing units and environmental improvements to local residents.

Commenting on the design of the scheme, Mr Bond advised that the taller buildings of concern to residents would be set back from the road. The buildings fronting the street would be three storeys in height, in keeping with surrounding properties.

Mr Bond noted that given the accessible and sustainable location of the site, a s106 agreement had been agreed which would restrict future occupiers' entitlement to park in the surrounding controlled parking zone (CPZ). This would prevent further parking pressures on local roads. In addition, the applicant had agreed to investigate the feasibility of including a car club in the development.

The Chair thanked the speakers and invited comments from the committee.

Committee members welcomed the new affordable housing provision included in the scheme. Although this did not meet the council's 35% requirements based on units, it was noted that the proposed tenure mix, which included larger family sized units, was acceptable in addressing the borough's urgent housing need.

There was a discussion about the design of the development and its effect on the surrounding area, particularly its height and visual impact, as well as issues about overlooking and reduced sun and day light levels to neighbouring properties. Although acknowledging the pressure for high density developments in the town, some members of the committee argued that comparisons with recently approved taller buildings in the town did not provide a relevant reference point in this case. The building should be seen instead in the context of surrounding two or three storey dwellings.

In addition, some committee members suggested that there would be an unacceptable increase in local car parking and traffic movements, despite the s106 agreement and the site's sustainable location.

The Chair invited Councillor Bell to propose a motion to refuse the application. Councillor Bell proposed that the application be refused on the grounds of its height, poor design and impact on neighbouring properties, particularly the loss of light, privacy and outlook, in contravention of the council's own policies and the National Planning Policy Framework. On being put to the vote, the motion was LOST.

The Chair moved the officer's recommendation subject to the inclusion of an additional s106 requirement for the developer to provide a car club if this is shown to be feasible.

RESOLVED –

That, pursuant to a planning obligation under s.106 of the Town and Country Planning Act 1990 having been completed to secure the following Heads of Terms, planning permission be granted subject to the conditions listed below:

Section 106 Heads of Terms

- i) To secure all 38 units in Block B of the development to be Affordable Housing units comprising 10 no. social rented units (6 no. 4B7P, and 4 no. 3B5P), 9 no. Affordable Rented units (9 no. 3B5P) and 19 no. Shared Ownership units (4 no. 1B2P, 9 no. 2B3P, 5 no. 2B4P, 1 no. 3B5P).
- ii) To secure a financial payment to the Council of £2,000 towards the variation of the Borough of Watford (Watford Central Area and West

Watford Area) (Controlled Parking Zones) (Consolidation) Order 2010 to exclude the site from the controlled parking zone, thereby preventing residents' parking permits being issued to this site;

- iii) To secure a financial payment to Hertfordshire County Council of £6,000 for the long term monitoring of the proposed Travel Plan for the site;
- iv) To secure the provision of fire hydrants to serve the site as required by Hertfordshire County Council.
- v) To secure provision of a car club operating from the Development

Conditions

- 1. The development to which this permission relates shall be begun within a period of 3 years commencing on the date of this permission.
- 2. The development hereby permitted shall be carried out in accordance with the following approved drawings:-

Drawing number	Rev	Title
PL_100	A	Existing Site Plan
PL_101	D	Proposed Site Plan- Level 0
PL_102	A	Proposed Site Plan- Level 1
PL_110	C	Block A - Level 0 Floor Plan
PL_111	A	Block A - Level 1 Floor Plan
PL_112	A	Block A - Level 2 Floor Plan
PL_113	A	Block A - Level 3 Floor Plan
PL_114	A	Block A - Level 4 Floor Plan
PL_115	A	Block A - Level 5 Floor Plan
PL_116	A	Block A - Level 6 Floor Plan
PL_117	A	Block A - Level 7 Floor Plan
PL_118	A	Block A - Level 8 Floor Plan
PL_119	A	Block A - Level 9 Floor Plan
PL_120	A	Block A - Level 10 Roof Plan
PL_130	B	Block A - North Elevation 01
PL_131	B	Block A - East Elevation 02
PL_132	A	Block A - West Elevation
PL_133	A	Block A - South Elevation
PL_134	A	Block A - Streetscene
PL_134		Block A Main Elevation Sydney Road Elevation
PL_140	A	Block A - Section With Context
PL_190	A	Terrace Infill House
PL_210	E	Block B - Level 0 Floor Plan

PL_211	C	Block B - Level 1 Floor Plan
PL_212	C	Block B - Level 2 Floor Plan
PL_213	C	Block B - Level 3 Floor Plan
PL_214	C	Block B - Level 4 Floor Plan
PL_215	C	Block B - Level 5 Floor Plan
PL_216	C	Block B - Level 6 Floor Plan
PL_217	B	Block B - Level 7 Roof Plan
PL_SK230	C	Block B - Elevations 1
PL_SK231	C	Block B - Elevations 2
PL_240	A	Block B - Section With Context
PL_190	A	Terrace Infill House
PL_401		Balcony Balustrade Details
PL_105		Bin Store Layouts
-		Tree Protection Plan

3. Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.
4. Following completion of measures identified in the approved remediation scheme (November 2017, prepared by SLR, Ref. 402.07391.00002) and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
5. In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.

6. No development shall take place until a detailed surface water drainage scheme for the site based on the approved drainage strategy and sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including 1 in 100 year + climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
 1. Detailed, post development calculations in relation to surface water for all rainfall events up to and including the 1 in 100 year return period, this must also include a +40% allowance for climate change.
 2. A detailed drainage plan including the location of all SuDS features, pipe runs and discharge points. If areas are to be designated for informal flooding these should also be shown on a detailed site plan.
 3. Exceedance flow paths for surface water for events greater than the 1 in 100 year plus climate change. This should be identified on a map for rainfall events that exceeds the 1 in 100 year plus climate change event.
 4. Detailed engineered drawings of the proposed SuDS features including their cross section drawings, size, volume, depth and any inlet and outlet features including any connecting pipe runs.
 5. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.
7. The development permitted by this planning permission shall be carried out in accordance with the approved surface water drainage assessment carried out by SLR Consulting Limited, reference 402.07391.00002, version no. Issue 2, dated December 2017 and the following mitigation measures:
 1. Limiting the surface water run-off generated by the critical storm events so that it will not exceed the surface water run-off rate of 1 l/s during the 1 in 100 year event plus 40% of climate change event for Block A & B and 1 l/s during the 1 in 100 year event plus 40% of climate change event for the terrace house.
 2. Providing storage to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event providing a minimum of 462.0 m³ (or such storage volume agreed with the LLFA) for Block A & B and a minimum of 1.6 m³ (or such storage volume agreed with the LLFA)

- for the terrace house of total storage volume in permeable paving with underground attenuation crate system storage.
3. Discharge of surface water from the private drain into the Thames Water surface water sewer network.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

8. No external facing materials shall be installed on any building of the development until full details and samples of all the materials to be used for the external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority.
9. No part of the development shall be occupied until a detailed hard landscaping scheme for the site, including details of the roof gardens, site boundary treatments, children's play area and external lighting has been submitted to and approved in writing by the Local Planning Authority, and the works have been carried out in accordance with the approved details.
10. No part of the development shall be occupied until a detailed soft landscaping scheme for the site, including details of the roof gardens and appropriate irrigation systems, and a landscape management and maintenance plan, has been submitted to and approved in writing by the Local Planning Authority. The detailed scheme shall be based upon the Landscape Proposals of the approved drawings. The approved soft landscaping scheme shall be carried out not later than the first available planting and seeding season after completion of development. Any trees or plants whether new or existing which within a period of five years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, or in accordance with details approved by the Local Planning Authority.
11. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

12. No part of the development shall be occupied until the modified access and egress arrangements from Sydney Road, as shown in principle on the approved drawings has been completed in full.
13. Prior to the first occupation of the development hereby permitted, vehicular visibility splays measuring 25m x 2.4 metres minimum shall be provided to each side of the new access where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.
14. No dwelling within the development shall be occupied until the bin and bicycle storage has been provided for the use of residents, in accordance with the approved drawings. These facilities shall be retained at all times for the use of the residential occupiers of the dwellings.
15. No dwelling shall be occupied until details of a communal terrestrial television aerial(s) and satellite dish(es) have been submitted to and approved in writing by the Local Planning Authority.
16. No dwelling shall be occupied until the details of car parking allocation have been submitted to and approved in writing by the Local Planning Authority. A minimum of 28% of the on-site car parking spaces shall be allocated to the affordable housing units.
17. All residential units shall achieve the recommended maximum internal noise levels under BS 8233 through the provision of a good quality window units with a Rw of at least 26 dB in accordance with the noise assessment dated November 2017 prepared by SLR (Ref 402.07391.00002).
18. For the avoidance of doubt, no communications development permitted by Class B or Class C of Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 shall be undertaken on the building.

Informatives

1. You are advised of the need to comply with the provisions of The Control of Pollution Act 1974, The Health & Safety at Work Act 1974, The Clean Air Act 1993 and The Environmental Protection Act 1990.

In order to minimise impact of noise, any works associated with the development which are audible at the site boundary should be restricted to the following hours:

- Monday to Friday 8am to 6pm
- Saturdays 8am to 1pm
- Noisy work is prohibited on Sundays and bank holidays

Instructions should be given to ensure that vehicles and plant entering and leaving the site comply with the stated hours of work.

Further details for both the applicant and those potentially affected by construction noise can be found on the Council's website at:
https://www.watford.gov.uk/info/20010/your_environment/188/neighbor_complaints_%E2%80%93_construction_noise .

2. This development may be considered a chargeable development for the purposes of the Community Infrastructure Regulations 2010 (as amended). The charge is non-negotiable and is calculated at the time planning permission is granted. The charge is based on the net increase of gross internal floor area of the proposed development.

A person or party must assume liability to pay the levy using the assumption of liability form 1 which should be sent to the CIL Officer, Regeneration and Development, Watford Borough Council, Town Hall, Watford, WD17 3EX or via email (semeta.bloomfield@watford.gov.uk).

If nobody assumes liability to pay the levy this will default to the land owner. A Liability Notice will be issued in due course. Failure to adhere to the Regulations and commencing work without notifying the Council could forfeit any rights you have to appeal or pay in instalments and may also incur fines/surcharges.

3. This planning permission is accompanied by a unilateral undertaking under Section 106 of the Town and Country Planning Act 1990 to secure the provision of affordable housing in the Borough, a financial payment to exclude the development from the local controlled parking zone, a financial payment towards the monitoring of a Travel Plan, the provision of necessary fire hydrants to serve the development and a financial contribution towards the environmental improvement of Clarendon Road.
4. All new developments granted planning permission and to be constructed require naming or numbering under the Public Health Act 1925. You must contact Watford Borough Council Street Naming and Numbering

department as early as possible prior to commencement on streetnamenumbers@watford.gov.uk or 01923 278458. A numbering notification will be issued by the council, following which Royal Mail will assign a postcode which will make up the official address. It is also the responsibility of the developer to inform Street Naming and Numbering when properties are ready for occupancy.

5. In dealing with this application, Watford Borough Council has considered the proposal in a positive and proactive manner having regard to the policies of the development plan as well as paragraphs 186 and 187 of the National Planning Policy Framework and other material considerations, and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010, as amended. The Council entered into extensive pre-application discussions with the applicant and completed a Planning Performance Agreement for the application.
6. All works required to be undertaken on the highway network will require an Agreement with the Highway Authority. Before commencing the development the applicant shall contact HCC Highways Development Management, County Hall, Pegs Lane, Hertford, SG13 8DN to obtain their permission and requirements. This is to ensure any work undertaken in the highway is constructed in accordance with the Highway Authority's specification and by a contractor who is authorised to work in the public highway.
7. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

68

18/00062/FULH 32 PARK ROAD

The committee received the report of the Head of Development Management, including the relevant planning history of the site and details of the responses to the application.

The Development Management Team Leader (PB) introduced the report. He explained that the application proposed the demolition of an existing

freestanding garage and the erection of a two storey side and two storey rear extension.

Attention was drawn to the update sheet which included an amended site location plan.

The Chair invited Andrew Spanner, a local resident, to speak to the committee in opposition to the application. Speaking on behalf of local residents, Mr Spanner expressed concerns about the width of the front elevation of the proposed extension and the resultant footprint of the new building. Residents had reservations about the impact of the scheme on the character of the street, both in terms of the visibility of the building from Park Road and the loss of spacing between the buildings.

Mr Spanner noted that the development was within the Nascot Conservation Area and questioned whether some design aspects of the scheme were appropriate in this context. Residents requested that sympathetic consideration be given to the use of materials and to conditions attached to some windows overlooking neighbouring properties.

The Chair invited Robert Wilson from Impact Planning Services to speak for the application. Mr Wilson outlined the careful changes made to the previous development, which had been refused by officers and then dismissed on appeal in 2016. The result was a compliant application which met with council officers' recommendations, including those of the Urban Design and Conservation Officer, and would not cause harm to the adjacent, locally listed building or to the character and appearance of the Nascot Conservation Area.

The Chair thanked the speakers and invited comments from the committee.

Committee members broadly welcomed the planning application, which they did not consider provided grounds for refusal. Residents' concerns about the use of suitable materials were acknowledged and it was noted that these remained subject to agreement with the planning officers.

The Chair moved the officer's recommendation.

RESOLVED –

That planning permission be granted subject to the following conditions:

Conditions

1. The development to which this permission relates shall be begun within period of three years commencing on the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved drawing:-

A 100 000 P1, 001 P1, 002 P1, 003 P0
A 110 001 P1, 002 P1, 003 P1, 004 P0
A 000 001 P3, 005 P1
3. Notwithstanding the details given on the application form, no development shall commence until full details of all external materials to be used for the approved extensions have been submitted to and approved in writing by the Local Planning Authority. These should match as closely as possible to the materials of the existing house at the application site. The approved extensions shall only be constructed in the approved materials.
4. No development shall commence until details of tree protection measures to protect preserved tree T31 of Tree Preservation Order 138 have been submitted to and approved in writing by the Local Planning Authority and these measures have been installed in full. The approved measures shall be retained at all times during the construction period.
5. The existing boundary wall along the western boundary of the site, adjoining the private road, shall be retained at all times. No works shall be carried out to this wall without the prior written approval of the Local Planning Authority.
6. The 2 windows at first floor level on the western side elevation (to the bedroom and en-suite) and the additional window at first floor level on the eastern elevation (to the bedroom) shall be non-opening and fitted with obscured glass at all times.

Informatives

1. You are advised of the need to comply with the provisions of The Control of Pollution Act 1974, The Health & Safety at Work Act 1974, The Clean Air Act 1993 and The Environmental Protection Act 1990.

In order to minimise impact of noise, any works associated with the development which are audible at the site boundary should be restricted to the following hours:

- Monday to Friday 8am to 6pm
- Saturdays 8am to 1pm
- Noisy work is prohibited on Sundays and bank holidays

Instructions should be given to ensure that vehicles and plant entering and leaving the site comply with the stated hours of work.

Further details for both the applicant and those potentially affected by construction noise can be found on the Council's website at:

https://www.watford.gov.uk/info/20010/your_environment/188/neighbour_complaints_%E2%80%93_construction_noise.

2. In dealing with this application, Watford Borough Council has considered the proposal in a positive and proactive manner having regard to the policies of the development plan as well as paragraphs 186 and 187 of the National Planning Policy Framework and other material considerations, and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010, as amended.

69

17/01281/FULM GRAFTON OPTICAL, CROWN HOUSE, THE CRESCENT

The committee received the report of the Head of Development Management, including the relevant planning history of the site and details of the responses to the application.

The Development Management Team Leader (PB) introduced the report, explaining that the application was for the demolition of the existing warehouse/office/showroom building and erection of two buildings comprising 21 residential units.

The Chair invited Jane Wakelin from Wakelin Associates, to speak for the application. Ms Wakelin outlined the constrained nature of the former industrial site and the detailed work that had been undertaken to devise a compliant residential scheme which would both complement neighbouring properties and the surrounding High Street/King Street Conservation Area.

Although the restricted site was in a highly sustainable and central location with access to local shops and public transport options, two parking spaces would be provided in the development. The scheme also included a commuted sum in lieu of affordable housing provision.

Thanking the speaker, the Chair invited comments from the committee.

Members of the committee welcomed the development of the former industrial site to provide housing in a central location. However, in addition to reservations about the extent of the commuted sum in lieu of affordable housing, there was much concern about the unsatisfactory design of the scheme. This was not considered to conserve or enhance the High Street/King Street Conservation Area and the Chair invited Councillor Sharpe to propose a motion to refuse the application.

Councillor Sharpe proposed that the application be refused by nature of its design and external appearance, in particular the poor quality side elevation and uninspiring elevation to The Crescent and the zinc roof materials, which fail to preserve or enhance the character and appearance of the High Street King Street Conservation Area, contrary to Policies UD1 and UD2 of the Watford Local Plan Core Strategy 2006-31.

RESOLVED –

That planning permission be refused for the following reason:

By nature of its design and external appearance, in particular the poor quality side elevation and uninspiring elevation to The Crescent and the zinc roof materials, the proposal fails to preserve or enhance the character and appearance of the High Street King Street Conservation Area, contrary to Policies UD1 and UD2 of the Watford Local Plan Core Strategy 2006-31.

70

17/00862/FULM 85 CHALK HILL

The committee received the report of the Head of Development Management, including the relevant planning history of the site and details of the responses to the application.

Before inviting officers to speaker, the Chair explained to the committee the linked nature of the above application and the following item (17/01619/FUL Land Adjacent To 17 - 19 St Johns Road). As a consequence, the committee should consider the two applications concurrently. Separate votes would be taken at the end of the committee's deliberations.

The Principal Planning Officer (CO) introduced the report. He explained that the application was for the demolition of the existing disused bank building and replacement with a new residential development which included 11 dwellings.

The Chair invited Miles Young from MRPP to speak for the application. Mr Young explained the improvements which had been made to the previously refused

scheme on this site. These included significant changes to the building design and materials, and to parking arrangements in this congested part of Oxhey.

Mr Young went on to outline the arrangements which had been agreed with planning officers to provide affordable housing at a different location in St John's Road. This was the subject of the next application on the committee's agenda (17/01619/FUL Land Adjacent To 17 - 19 St Johns Road).

Thanking the speaker, the Chair invited comments from the committee.

Members of the committee welcomed the innovative solution being offered by the developer to provide market sale and affordable housing, particularly of the tenure most needed in the borough, across two sites in the town.

However, there were some questions about the contemporary design approach of the Oxhey development, which some members of the committee considered to be cramped, cluttered and out of character with the surrounding area.

The Chair moved the officer's recommendation.

RESOLVED –

That, pursuant to a planning obligation under s.106 of the Town and Country Planning Act 1990 having been completed to secure the following Heads of Terms, conditional planning permission be granted subject to the conditions listed below:

Section 106 Heads of Terms

- i) To require the 3no. 3-bed houses proposed in the planning application at land adjacent to 17 – 19 St Johns Road (ref: 17/01619/FUL) to be provided as affordable rented units.

Conditions

1. The development to which this permission relates shall be begun within a period of three years commencing on the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved drawings:-

MRPP2; 5407/A100 Rev P; 5407/A101 Rev L; 5407/A108 Rev F; TS16-148R\1; TS16-148R\2; TS16-148R\3; TS16-148R\4; TS16-148R\5.

3. No construction works above damp proof course level shall commence until details of the materials to be used for all the external finishes of the buildings, including walls, roofs, doors, windows, fascias and balustrades, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved materials.
4. No construction works above damp proof course level shall commence until detailed drawings of the window and door reveals, brick detailing and capping to the external walls, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved details.
5. No part of the development shall be occupied until full details of a soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall be carried out not later than the first available planting and seeding season after completion of the development. Any trees or plants whether new or existing which within a period of five years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, or in accordance with details approved by the Local Planning Authority.
6. No part of the development shall be occupied until full details of a hard landscaping scheme, including: details of the surfacing of the vehicular access, car park, pathways and amenity areas; details of all site boundary treatments, and all fencing or enclosures within the site, have been submitted to and approved in writing by the Local Planning Authority and the works have been carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.
7. No part of the development shall be occupied until details of the siting, size and design of refuse and recycling storage facilities have been submitted to and approved in writing by the Local Planning Authority and the storage facilities have been installed in accordance with the approved details. The storage facilities shall be retained at all times thereafter.
8. No part of the development shall be occupied until an updated Noise Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall include specification details of the building envelope and the mechanical ventilation system(s) for each of the dwellings to achieve the internal noise levels contained in BS 8233:2014, along with specification details of the building services plant. Together, the ventilation systems and building services plant shall not exceed

39dB(A) during the day-time and 27dB(A) during the night-time, one metre from the nearest residential façades when assessed in accordance with BS 4142:201. The building services plant shall be mounted on appropriate anti-vibration mountings. The development shall be implemented in accordance with the approved details and retained thereafter for the lifetime of the development.

9. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any modification or re-enactment thereof), no development permitted under Schedule 2, Part 1, Classes A, B, D, E and F of the Order shall be carried out to the dwelling house adjacent to the boundary with No. 4 Haydon Road without the prior written permission of the Local Planning Authority.
10. No above ground construction may commence until a detailed surface water drainage scheme for the site, based on the Flood Risk Assessment and SUDS Strategy prepared by XCO2, dated January 2018, has been submitted to and approved in writing by the local planning authority. The scheme shall include:
 1. Final, detailed drainage plan including the location and size of all SUDS features, pipe runs and discharge points with all invert and outlet levels.
 2. Detailed engineered drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including and connecting pipe runs.
 3. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall subsequently be implemented in accordance with the approved details prior to occupation of the development.

Informatives

1. In dealing with this application, Watford Borough Council has considered the proposal in a positive and proactive manner having regard to the policies of the development plan as well as paragraphs 186 and 187 of the National Planning Policy Framework and other material considerations, and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010, as amended.

2. All new units granted planning permission and to be constructed require naming or numbering under the Public Health Act 1925. You must contact Watford Borough Council Street Naming and Numbering department as early as possible prior to commencement on streetnamenumbers@watford.gov.uk or 01923 278458. A numbering notification will be issued by the council, following which Royal Mail will assign a postcode which will make up the official address. It is also the responsibility of the developer to inform Street Naming and Numbering when properties are ready for occupancy.
3. This permission does not remove the need to obtain any separate consent, which may be required under the Buildings Act 1984 or other building control legislation. Nor does it override any private rights which any person may have relating to the land affected by this decision.

To find out more information and for advice as to whether a Building Regulations application will be required please visit www.watfordbuildingcontrol.com

4. This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under, above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc Act 1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters. A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/393927/Party_Wall_etc_Act_1996_-_Explanatory_Booklet.pdf
5. Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction of the development are in condition such as not to emit dust or deposit mud, slurry or other debris on the highway. This is to minimise the impact of construction vehicles and to improve the amenity of the local area.
6. The applicant is advised that storage of materials associated with the development should take place within the site and not extend into within the public highway without authorisation from the highway authority, Hertfordshire County Council. If necessary further details can be obtained from the County Council Highways via either the website

<http://www.hertsdirect.org/services/transtreets/highways/> or telephone 0300 1234047 to arrange this.

7. The developer should be aware that the required standards regarding the maintenance of the public right of way and safety during the construction. The public rights of way along the carriageway and footways should remain unobstructed by vehicles, machinery, materials and other aspects of construction works.
8. Where works are required within the public highway to facilitate access the highway authority require the construction of such works to be undertaken to their specification and by a contractor who is authorised to work in the public highway. In relation to vehicle crossovers the applicant is advised to see the attached website. Vehicle crossover guidance <http://www.hertsdirect.org/docs/pdf/d/vxo.pdf> and to apply for vehicle crossover <http://www.hertsdirect.org/services/transtreets/highways/hhonline services/vxo/>
9. You are advised of the need to comply with the provisions of The Control of Pollution Act 1974, The Health and Safety at Work Act 1974, The Clean Air Act 1993 and The Environmental Protection Act 1990.

In order to minimise impact of noise, any works associated with the development which are audible at the site boundary should be restricted to the following hours:

Monday to Friday 8am to 6pm

Saturdays 8am to 1pm

Noisy work is prohibited on Sundays and bank holidays

Instructions should be given to ensure that vehicles and plant entering and leaving the site comply with the stated hours of work.

Further details for both the applicant and those potentially affected by construction noise can be found on the Council's website at: https://www.watford.gov.uk/info/20010/your_environment/188/neighbour_complaints_%E2%80%93_construction_noise

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17/01619/FUL LAND ADJACENT TO 17 - 19 ST JOHNS ROAD

The committee received the report of the Head of Development Management, including the relevant planning history of the site and details of the responses to the application

The Development Management Team Leader (HN) introduced the report. He explained that the proposed application was for the erection of three townhouses, and two apartments.

Attention was drawn to the update sheet which included an amendment to the terms of the legal agreement and to a number of the conditions.

The Chair invited Miles Young from MRPP to speak for the application. Mr Young advised the committee that over time this had proved a difficult site on which to deliver a viable development. Linked to application 17/00862/FULM (85 Chalk Hill) it would, in effect, become a donor site to deliver larger affordable housing units at a central location in the town. The development included two houses for market sale. All the properties would be excluded from the CPZ which would prevent residents parking permits being issued.

The Chair invited comments from the committee.

In addition to comments made by the committee on the previous linked application, members of the committee welcomed the St John's Road development, both for its delivery of larger affordable housing units and for its pleasing design.

The Chair moved the officer's recommendation.

RESOLVED –

That, pursuant to a planning obligation under s.106 of the Town and Country Planning Act 1990 having been completed to secure the following Heads of Terms, conditional planning permission be granted subject to the conditions listed below:

Section 106 Heads of Terms

- (a) To secure the 3 no. 3-bed houses proposed in the planning application to be Affordable Housing units;
 - (b) To secure a financial payment to the Council of £2,000 towards the variation of the Borough of Watford (Watford Central Area and West Watford Area) (Controlled Parking Zones) (Consolidation) Order 2010 to exclude the site from the controlled parking zone, thereby preventing residents' parking permits being issued to this site;
- 1 The development to which this permission relates shall be begun within a period of three years commencing on the date of this permission.

- 2 No construction works above damp proof course level shall commence until full details and samples of the materials to be used for the external surfaces of the building, including doors, and windows have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall only be implemented in accordance with the approved details.
- 3 The windows and the doors to be inserted in the external walls of the building shall be recessed a minimum of 6cm from the external walls, unless otherwise agreed in writing by the Local Planning Authority.
- 4 No construction works above damp proof course level shall commence until full details of the provision for bicycle storage facilities, refuse and re-cycling storage have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the first occupation of any part of the development and shall be retained thereafter.
- 5 No construction works above damp proof course level shall commence until details of the siting, height and type of fencing or other means of enclosure around the boundaries of the site and within the site have been submitted to and approved in writing by the Local Planning Authority. The fencing or other means of enclosure shall be provided as approved prior to the first occupation of the dwelling hereby approved and shall be maintained as such at all times thereafter.
- 6 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any modification or re-enactment thereof), no development permitted under Schedule 2, Part 1, Classes A, B, C, D, E, F and G of the Order shall be carried out to the dwellings hereby approved without the prior written permission of the Local Planning Authority.
- 7 No construction works above damp proof course level shall commence until a hard and soft landscaping scheme for the site (including a detailed method statement covering tree planting, tree, shrub and grass specie, planting size and density and all hard surfacing materials) shall be submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping shall be carried out prior to the first occupation of any part of the development and shall be retained at all times. The soft landscaping shall be carried out not later than the first available planting and seeding season after completion of the development. Any trees or plants whether new or existing which within a

period of five years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, or in accordance with details approved by the Local Planning Authority.

- 8 No construction works above damp proof course level shall commence until details of the stopping up of the existing accesses on St. Johns Road and Estcourt Road, by raising the existing dropped kerbs and reinstating the footways, and highway boundary to the same line, level and detail as the adjoining footway, and highway boundary have been submitted to and approved in writing by the Local Planning Authority in conjunction with the Highway Authority. The development shall not be brought into use until the access has been stopped up in accordance with the approved details.
- 9 Notwithstanding the drawing hereby approved, no development shall commence until details of the front gable features and the rear dormer windows have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall only be implemented in accordance with the approved details.
- 10 All materials and equipment to be used during the construction shall be stored within the curtilage of the site unless otherwise agreed in writing by the Highway Authority prior to commencement of the development.
- 11 Notwithstanding the information already submitted, no development shall commence until detailed plans showing the existing and new or altered ground levels within the site and the floor levels of each of the proposed dwellings have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the details approved under this condition.
- 12 The scheme hereby approved shall be carried out strictly in accordance with drawings number 1962/P2/1, 1962/P2/2, 1962/P2/3 and 1962/P2/4, unless it is agreed in writing by the local planning authority.

Informatives

- 1 In accordance with the unilateral agreement in respect of the development of 85 Chalk Hill Watford WD19 4BT, under planning application Ref; 17/00862/FULM, granted on ... the three houses fronting the St. John Street should only be used for affordable purposes.

- 2 This planning permission is accompanied by a planning obligation under s.106 of the Town and Country Planning Act 1990 to secure financial contributions under 'Saved' Policy T24 of the Watford District Plan 2000 and Policy INF1 of the Watford Local Plan: Core Strategy 2013.
- 3 The applicant is reminded that this planning permission does not obviate the need to obtain the separate consent of the owner of the adjoining property prior to commencing building works on, under, above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc Act 1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the Local Planning Authority is not involved in such matters.
- 4 Before commencing the development, the applicant shall contact South West Highways Area Office, Shire House, Bridle Path, Watford, WD17 1AL to obtain i) their permission/requirements regarding access for vehicles involved in the demolition of the existing and construction of the new buildings; ii) a condition survey of any adjacent highways which may be affected by demolition any construction vehicles together with an agreement with the Highways Authority that the developer will bear all costs in reinstating any damage to the highways.
- 5 Works to be undertaken on the adjoining highway will require an agreement with the Highway Authority. Before commencing the development the applicant shall contact the South West Highways Area Office, Shire House, Bridle Path, Watford, WD17 1AL to obtain their permission/requirements. This is to ensure any works undertaken in the highway is constructed in accordance with the Highway Authority's specification and by a contractor who is authorised to work in the public highway.
- 6 You are advised of the need to comply with the provisions of The Control of Pollution Act 1974, The Health and Safety at Work Act 1974, The Clean Air Act 1993 and The Environmental Protection Act 1990.
- 7 In order to minimise impact of noise, any works associated with the development which are audible at the site boundary should be restricted to the following hours:
 - o Monday to Friday 8am to 6pm
 - o Saturdays 8am to 1pm
 - o Noisy work is prohibited on Sundays and bank holidays

Instructions should be given to ensure that vehicles and plant entering and leaving the site comply with the stated hours of work.

Further details for both the applicant and those potentially affected by construction noise can be found on the Council's website at:
https://www.watford.gov.uk/info/20010/your_environment/188/neighbor_complaints_%E2%80%93_construction_noise

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17/01510/FULM 2 THE BOULEVARD BLACKMOOR LANE

The committee received the report of the Head of Development Management, including the relevant planning history of the site and details of the responses to the application.

The Principal Planning Officer (CO) introduced the report explaining that the application proposed the demolition of the existing office and storage building and erection of a new office and storage building with associated car parking and landscaping.

In the absence of any speakers or comments from the committee, the Chair moved the officer's recommendation.

RESOLVED –

That, pursuant to a planning obligation under s.106 of the Town and Country Planning Act 1990 having been completed to secure the following Heads of Terms, conditional planning permission be granted subject to the conditions listed below:

Section 106 Heads of Terms

- i) To require the implementation of the submitted Travel Plan.
- ii) To require the submission and implementation of a Car Parking Management Plan.
- iii) To secure a financial payment to Hertfordshire County Council of £6,000 for the long term monitoring of the proposed Travel Plan and Car Parking Management Plan for the site.

Conditions

1. The development to which this permission relates shall be begun within a period of three years commencing on the date of this permission.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and any subsequent legislation that amends or supersedes this Order, the floorspace hereby approved shall only be used as an office and warehouse within Classes B1 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended) as shown on the approved plans.
3. All the external surfaces of the development shall be finished in the materials shown on the approved plans. Details of any alternative materials shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and the development shall only be carried out in accordance with any alternative details approved by this Condition.
4. The approved landscaping scheme shown in document references PJC-0692-002 Rev B; PJC-0692-004 Rev A; PJC-0692-005 Rev A; PJC-0692-006; and PJC-0692-007 Rev A (or any alternative documents and plans submitted to and approved in writing by the Local Planning Authority) shall be carried out not later than the first available planting and seeding season after completion of the development. Any trees or plants whether new or existing which within a period of five years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, or in accordance with details approved by the Local Planning Authority.
5. The approved tree protection measures shown in the Arboricultural Method Statement dated 11th October 2017 carried out by PJC Consultancy shall be implemented for the duration of the construction work, unless otherwise agreed in writing by the Local Planning Authority.
6. The development permitted by this planning permission shall be carried out in accordance with the approved surface water drainage assessment carried out by Drainage Strategy and SuDS Statement prepared by Elliott Wood Partnership Ltd, job number 2170244, revision P2, dated October 2017 and the approved drainage layout, drawing reference 2170244-EW-00-L00-DR-C-1000, revision P2, dated 7th February 2018 and the following mitigation measures:
 1. Limiting the surface water run-off generated by the critical storm events to 22.8 l/s for the 1 in 1 year event, 57.5 l/s for the 1 in 30 year event and 96.0 l/s for the 1 in 100 year event including 20% for climate change allowance, so that it will not exceed the surface water run-off during the 1 in 100 year event plus 20% of climate change event.

2. Providing storage to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event providing a minimum of 130 m³ (or such storage volume agreed with the LLFA) of storage volume in underground attenuation tank and additional storage provided in lined permeable paving.
3. Discharge of surface water from the private network into the Ordinary Watercourse crossing the site.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

7. No development shall take place until a detailed surface water drainage scheme for the site based on the approved drainage strategy and sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including 1 in 100 year + climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
1. Detailed assessment of the Ordinary Watercourse crossing the site including CCTV survey to justify any additional maintenance and repair works needed prior implementation of the approved drainage scheme. If discharge to the Ordinary Watercourse of the surface water run-off generated from the site will not be feasible then an alternative discharge technique to a local surface water sewer should be implemented and confirmation from the relevant water company should be provided.
 2. An updated drainage layout with identified informal flooding areas within the development site, showing the extent and depth of the flooding and under what rainfall event the flooding will occur.
 3. Detailed engineered drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
 4. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

8. No development shall commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:
 1. The programme and methodology of site investigation and recording
 2. The programme for post investigation assessment
 3. Provision to be made for analysis of the site investigation and recording
 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 5. Provision to be made for archive deposition of the analysis and records of the site investigation
 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

The development shall only be carried out in accordance with the programme of archaeological works set out in the approved Written Scheme of Investigation.

9. The building shall not be occupied until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Archaeological Written Scheme of Investigation approved under Condition 7 and the provision made for analysis and publication where appropriate.
10. The building shall not be occupied until a Servicing and Delivery Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall contain the delivery and servicing requirements (including refuse collection) for the proposed uses, a scheme for coordinating deliveries and servicing for the proposed development, areas within the development site that will be used for loading and manoeuvring of delivery and servicing vehicles, and access to / from the site for delivery and servicing vehicles.
11. No development shall commence until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:
 1. A preliminary risk assessment which has identified:
 - a. all previous uses;

- b. potential contaminants associated with those uses;
 - c. a conceptual model of the site indicating sources, pathways and receptors;
 - d. and potentially unacceptable risks arising from contamination at the site.
- 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

- 12. The building hereby approved shall not be occupied until a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.
- 13. No development shall commence until a monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to, and approved in writing by, the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority.
- 14. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt

with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

15. No infiltration of surface water drainage into the ground shall take place other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.
16. No piling or any other foundation designs using penetrative methods shall be carried out until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority. The piling method statement must also demonstrate that there will be no resultant unacceptable risk to groundwater. Any piling must be undertaken in accordance with the approved piling method statement.
17. The building hereby approved shall not be occupied until a scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes has been submitted to and approved in writing by the local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The scheme as approved shall be implemented prior to the occupation of the building.
18. The development shall be carried out in accordance with the following drawings, unless otherwise approved in writing by the Local Planning Authority. The following drawings are hereby approved: PP-012; PP-100; PP-110; PP-120; PP-130; PP-210; PP-212; PP-220; PP-221; PP-230; PP-235; PP-240; PP-241; PP-300; PP-350; PJC-0692-002 Rev B; PJC-0692-004 Rev A; and PJC-0692-007 Rev A.

Informatives

1. You are advised of the need to comply with the provisions of The Control of Pollution Act 1974, The Health & Safety at Work Act 1974, The Clean Air Act 1993 and The Environmental Protection Act 1990.

In order to minimise impact of noise, any works associated with the development which are audible at the site boundary should be restricted to the following hours:

- Monday to Friday 8am to 6pm
- Saturdays 8am to 1pm
- Noisy work is prohibited on Sundays and bank holidays

Instructions should be given to ensure that vehicles and plant entering and leaving the site comply with the stated hours of work.

Further details for both the applicant and those potentially affected by construction noise can be found on the council's website at:

https://www.watford.gov.uk/info/20010/your_environment/188/neighbor_complaints_%E2%80%93_construction_noise.

2. The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority suggested modifications to the development during the course of the application and the applicant submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.
3. It is an offence to take or disturb the breeding or resting location of protected species, and precautionary measures should be taken to avoid harm where appropriate. If protected species, or evidence of them, is discovered during the course of any development, works should stop immediately and advice sought as to how to proceed. This may be obtained from: Natural England: 0300 060 3900; the UK Bat Helpline: 0845 1300228 or Herts & Middlesex Bat Group: www.hmbg.org.uk ; Herts & Middlesex Badger Group; Hertfordshire Amphibian and Reptile Group, or a suitably qualified ecological consultant.

Badgers are protected under the Wildlife and Countryside Act 1981 (as amended) and the Protection of Badgers Act 1992, which makes it an offence to:

- Wilfully kill, injure or take a badger, or to attempt to do so;
- Cruelly ill-treat a badger; or
- Intentionally or recklessly interfere with a badger sett.

For birds, the removal of trees & shrubs should be avoided during the breeding season (March to September inclusive). If this is not possible then a search of the area should be made by a suitably experienced Ecologist and if active nests are found, then clearance must be delayed until the nesting period has finished.

For reptiles and amphibians, stored materials (that might act as temporary resting places) are raised off the ground e.g. on pallets or batons; and any rubbish is cleared away to minimise the risk of animals using the piles for shelter. Caution should be taken when moving debris piles or building materials as any sheltering animals could be impacted on.

Trenches should have escape ramps to provide an escape opportunity for any animals that may have become trapped.

4. All works required to be undertaken on the highway network will require an Agreement with the Highway Authority. Before commencing the development the applicant shall contact HCC Highways Development Management, County Hall, Pegs Lane, Hertford, SG13 8DN to obtain their permission and requirements. This is to ensure any work undertaken in the highway is constructed in accordance with the Highway Authority's specification and by a contractor who is authorised to work in the public highway.

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17/00459/FULM 75-81 THE PARADE, HIGH STREET

The committee received the report of the Head of Development Management, including the relevant planning history of the site and details of the responses to the application.

The Head of Development Management introduced the report explaining that the application was for the demolition of the existing buildings and redevelopment of the site to provide a new building comprising four storeys above ground level and two floors below ground level to create a 55 bedroom hotel with associated facilities.

There were no speakers. The Chair asked the committee for comments.

Members of the committee concurred with the officer's conclusions and recommendation. It was agreed that the proposed plans were neither credible nor appropriate in this location and should be refused.

The Chair moved the officer's recommendation.

RESOLVED –

That planning permission be refused for the reasons listed below:

1. The proposed building, by virtue of its design, scale and form, would fail to respond positively to the site's context and would cause harm to the visual amenity of the area. The building would incorporate a staggered building line on the upper floors of its front elevation. This design would result in a building form whereby the ground floor level (which incidentally would follow a continuous building line) would appear somewhat separated from, and at odds with, the upper floors. This arrangement would result in the building having a disjointed appearance. Additionally, the rear elevation would offer a rather hostile appearance at ground floor level that would not provide an attractive interface with the public realm and which may present opportunities for anti-social behaviour. Overall, it is considered that the scheme would fail to make a positive contribution to the visual amenity of the area, the street scene or the character and appearance of the Civic Core Conservation Area and would fail to minimise the opportunities for crime and anti-social behaviour through design that creates safe and attractive places. This would be contrary to Policies SS1, UD1 and UD2 of the Watford Local Plan Core Strategy 2006-31 and paragraphs 17 and 58 and of the National Planning Policy Framework (NPPF).
2. The proposed roof of the building would incorporate a gable form which appears to take its cue from Monmouth House and the buildings at 97-99 The Parade and 101-117 The Parade. The proposed front and rear elevations would also incorporate brick horizontal and vertical elements which would appear to be derived from the half timbering on the buildings at 97-99 The Parade and 101-117 The Parade. Given the strong form and scale of the proposed gables, it is felt that these would appear dominant in the context of the street scene and would compete with those found on the nearby listed and locally listed buildings which are proportionately smaller, lower in height and less dominant overall. Similarly, it is felt that the elevational approach would invite comparison and highlight the poor quality of the proposed building against the higher quality buildings found in the area. Consequently, it is considered that the proposed development would have an adverse impact on the character and appearance of the Civic Core Conservation Area in which it is located and would also have an adverse impact on the setting of the nearby Grade II listed building known as Monmouth House, contrary to the objectives of Policies UD1 and UD2 of the Watford Local Plan Core Strategy 2006-31 and paragraphs 17, 58, 64, 133 and 137 of the National Planning Policy Framework (NPPF).

3. The proposed hotel, by reason of its poorly conceived layout, would fail to achieve a development that would function well and that would create an attractive and comfortable place for its users. A significant proportion of the proposed guest rooms would suffer from poor levels of natural light and outlook and would suffer from a lack of internal space that would not allow a typical arrangement of the furniture, fixtures and fittings usually expected within a hotel. Additionally, the restaurant would not be provided with any natural lighting or outlook and would not have an active frontage with the public realm despite it being apparent that there is an opportunity to allow this in the interests of enhancing the scheme. Furthermore, the parking arrangement within the basement shows an impractical layout for manoeuvring into and out of some of the proposed car parking spaces due to the limited amount of manoeuvring space afforded to them particularly taking into account their proximity to the stairwell and lift core. Overall, it is considered that the scheme would fail to optimise the potential of the site and would fail to take the opportunities available for improving the character and quality of the area and the way it functions. It would also fail to provide a good standard of amenity for all existing and future occupants of land and buildings. As such, the development contravenes the objectives of paragraphs 17, 58 and 64 of the National Planning Policy Framework (NPPF), saved Policy T21 of the Watford District Plan 2000 and Policies SS1 and UD1 of the Watford Local Plan Core Strategy 2006-31.
4. Given the nature of the proposed hotel use and the facilities that it seeks to incorporate, which include a swimming pool, gym, spa, café, restaurant and commercial kitchen, it is reasonable to assume that plant and machinery would be required to service it. Such equipment may include air conditioning units, other air handling units, kitchen extract equipment or other plant. The submitted floorplans show an area allocated to “kitchen extractor/risers” on floor levels 1-3. However, other than this, the application has not indicated how any of the other servicing equipment would be provided or how the kitchen extract system would terminate at roof level. It has not been demonstrated that such systems could be installed on this site without compromising the visual amenity of the area including that of the character and appearance of the Civic Core Conservation Area, the setting of the nearby listed building and/or the amenities of the occupiers of the hotel or its neighbours. This would be contrary to the objectives of paragraphs 17, 58 and 64 of the National Planning Policy Framework (NPPF), saved Policy SE22 of the Watford District Plan 2000 and Policies SS1, UD1 and UD2 of the Watford Local Plan Core Strategy 2006-31.

5. Within this part of the Town Centre there are a number of late night establishments including nightclubs, restaurants and bars. Noise generated by the activity along the High Street can be substantial, particularly during weekends. This is of particular concern given the potential for noise disturbance caused by the nearby late-night establishments and that created by air conditioning units and plant associated with surrounding commercial premises and the proposed hotel use itself. The application fails to demonstrate that suitable measures would be put in place to protect the hotel guests from external noise sources. This would be contrary to the objectives of Policy SD1 of the Watford Local Plan Core Strategy 2006-31, saved Policy SE22 of the Watford District Plan 2000 and paragraphs 17 and 123 of the National Planning Policy Framework (NPPF).
6. The application has been accompanied by a sustainable drainage systems report. However, the information provided does not provide a suitable basis for an assessment to be made of the flood risks arising from the proposed development. Consequently, the application fails to demonstrate that the development would not increase flood risk elsewhere, reduce flood risk overall and give priority to the use of sustainable drainage methods. For this reason, the application fails to comply with Policies SD1 and SD2 of the Watford Local Plan Core Strategy 2006-31, paragraph 103 of the National Planning Policy Framework (NPPF) and the advice contained within the Planning Practice Guidance (PPG).
7. A significant proportion of the 55 guest rooms proposed, would be served solely by windows on the side-facing elevations and roofslopes of the building. This type of arrangement has the potential to affect the future development of the adjoining sites. Some of the rooms with side-facing windows would rely on their light being received via the adjoining sites. The light and outlook to these rooms would be dependent on how these neighbouring sites are developed themselves in the future. There is the potential that the development in its current form could jeopardise the future development of the neighbouring properties. In this regard, the development does not meet the aims of paragraphs 17 and 58 of the National Planning Policy Framework (NPPF) which seek to ensure that developments: function well and add to the quality of the area, not just for the short term but over the lifetime of the development, and; secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
8. The submitted drawings incorporate the inaccuracies listed below (please note that this list is not exhaustive and other inaccuracies that are not identified in the list below may also exist) and, therefore, fail to provide

an accurate representation of the proposed scheme and the relationship it would have with surrounding properties.

- The existing elevations included on the drawing numbered WAT-EX-03 indicate that the adjoining building to the southeast (71-73 The Parade) measures 10.8 metres in height. The proposed elevations, however, indicate that the height of this adjoining building is 13.1 metres. The drawings are not consistent with each other and the relationship that the proposed building would have with the neighbouring buildings and the public realm has not been clearly demonstrated.
- The front elevation included on the drawing numbered WAT-EX-03 is entitled “Existing and Proposed Front Elevation”. However, this drawing does not represent the proposed front elevation which, incidentally, is detailed on the drawing numbered WAT-PR-03. The drawings are inaccurate and misleading in this regard.
- The front elevation included on the drawing numbered WAT-EX-03 indicates that the height of the adjoining building to the northwest (83 The Parade) is taller than the height of the subject building when viewed from the front. However, there is no such difference in height between the buildings at the front and the drawings are inaccurate and misleading in this regard.

Informatives

1. In dealing with this application, Watford Borough Council has considered, in a positive and proactive manner, whether the planning objections to this proposal could be satisfactorily resolved within the statutory period for determining the application, having regard to the policies of the development plan as well as paragraphs 186 and 187 of the National Planning Policy Framework and other material considerations, and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The proposal is not considered to achieve an acceptable and sustainable development for the reasons set out in this decision notice. The Council would nevertheless encourage discussion of alternative acceptable proposals by making use of the pre-application advice service, details of which are available on the Council’s web site.

Chair

The Meeting started at 7.00 pm

and finished at 9.30 pm