



**WATFORD  
BOROUGH  
COUNCIL**

# **DEVELOPMENT MANAGEMENT COMMITTEE**

**5 December 2023**

**7.00 pm**

**Annexe, Watford**

## **Contact**

Barry Rennick  
[democraticservices@watford.gov.uk](mailto:democraticservices@watford.gov.uk)

01923 278323

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**Publication date: 27 November 2023**

# Committee Membership

Councillor P Jeffree (Chair)

Councillor R Martins (Vice-Chair)

Councillors N Bell, J Pattinson, A Saffery, G Saffery, R Smith, S Trebar and M Watkin

## Agenda

### Part A – Open to the Public

#### 1. Apologies for absence

#### CONDUCT OF THE MEETING

The committee will take items in the following order:

1. All items where people wish to speak and have registered with Democratic Services.
2. Any remaining items the committee agrees can be determined without further debate.
3. Those applications which the committee wishes to discuss in detail.

#### 2. Disclosure of interests

#### 3. Minutes

The [minutes](#) of the meeting held on 31 October 2023 to be submitted and signed.

#### 4. 23/00848/FULH - 64 The Avenue (Pages 5 - 18)

#### 5. 23/00765/FUL Land To South Of 883 St Albans Road, Watford, WD25 0NH (Pages 19 - 33)

#### 6. 23/00686/FULH - 97 Bushey Mill Crescent (Pages 34 - 43)

#### 7. 23/00626/FULM - Land To The North Of Thomas Sawyer Way (Pages 44 - 65)

#### 8. 23/00936/VAR - Land At Lych Gate (Pages 66 - 80)

#### 9. 23/00907/VAR - The Orient centre, Greycaine Road (Pages 81 - 94)

## **Introduction**

Please note that the officer report is a summary of the issues including representations made and consultation responses. Full details of the applications, plans submitted, supporting information and documents, representations made, consultation responses and correspondence can be found on the council's web based [Public Access system](#) using the application reference or address.

Specific policy considerations for each application are detailed within the individual reports. The background papers and policy framework listed below have been relied upon in the preparation of the reports in this agenda.

## **Background papers**

- The current planning applications under consideration and correspondence related to that application.
- All relevant third party representations and consultation replies received.

## **Policy Framework**

- The Statutory Plans and Supplementary Planning Guidance, together with relevant Government legislation, Circulars, Advice, Orders, Directions and Guidance listed below:

## **Local Planning Documents**

Local Development Documents provide the framework for making planning decisions. These can be found on the Council's [website](#) and include:

- The Watford Local Plan 2021-2038 (adopted 17 October 2022); and
- Supplementary Planning Documents.

## **County Planning Documents**

The Hertfordshire Waste Local Plan and Minerals Local Plan prepared by Hertfordshire County Council are material considerations alongside the Watford Local Plan. These documents can be found on the county council's [website](#).

## **National Planning Documents**

Key legislation can be found using this [weblink](#), including:

- Growth and Infrastructure Act (2013)
- Housing and Planning Act (2016)
- Localism Act (2011) and subsequent amendments

- Planning Act (2008) and subsequent amendments
- Planning and Compulsory Planning Act (2004) and subsequent amendments
- Town and Country Planning Act (1990) and subsequent amendments
- Town and Country Planning (Local Planning) (England) Regulations 2012 and subsequent amendments.

National guidance can be found on the government service and information [website](#), including:

- National Planning Policy Framework (revised July 2021) and supporting Technical Guidance
- Planning Practice Guidance (PPG) (web based)
- Planning policy for traveller sites
- Relevant government circulars
- Relevant Ministerial Statements (which will be referred to in the individual reports as necessary)

### **Section 106 Planning obligations and Community Infrastructure Levy (CIL)**

The Council introduced the Community Infrastructure Levy (CIL) with effect from 1 April 2015. The CIL charge covers a wide range of infrastructure as set out in the Council's Regulation 123 list, including highways and transport improvements, education provision, youth facilities, childcare facilities, children's play space, adult care services, open space and sports facilities. CIL is chargeable on the relevant net additional floorspace created by the development. The charge is non-negotiable and is calculated at the time that planning permission is granted where relevant. Section 106 planning obligations can only be used to secure affordable housing provision and other site specific requirements, such as the removal of entitlement to parking permits in Controlled Parking Zones and the provision of off-site highways works.

### **Human Rights implications**

The Local Planning Authority is justified in interfering with the applicant's human rights in order to alleviate any adverse effect on adjoining properties and their occupiers and on general public amenity. This may take the form of conditions or planning obligations on any grant of planning permission or, in some cases, a refusal of planning permission. With regard to any infringement of third party human rights, where these are not considered to be of such a nature and degree as to override the human rights of the applicant the refusal of planning permission may not be warranted.

<b>Committee date</b>	Tuesday, 5 December 2023
<b>Application reference</b>	23/00848/FULH
<b>Site address</b>	64 The Avenue, Watford, WD17 4NX
<b>Proposal</b>	Erection of a ground floor rear extension, first floor side extension, loft conversion and interior alterations. Works also to include the side boundary wall and driveway wall at the front of the property.
<b>Applicant</b>	Jenita Gami
<b>Agent</b>	ES Architecture Ltd (Mr Edward Seaman)
<b>Type of Application</b>	Full Planning Permission
<b>Reason for committee Item</b>	More than 5 objections were received
<b>Target decision date</b>	7 December 2023
<b>Statutory publicity</b>	Neighbour letters
<b>Case officer</b>	Estelle Pengelly, estelle.pengelly@watford.gov.uk
<b>Ward</b>	Nascot

## 1. Recommendation

- 1.1 That planning permission be granted subject to conditions, as set out in section 8 of this report.

## 2. Site and surroundings

- 2.1 The subject site includes a detached dwelling on the north eastern side of The Avenue. The site has a generous rear garden. The property is not located in a designated conservation area or other Article 2(3) land and is not a listed building.
- 2.2 The area is mostly characterised by large detached properties varying in styles and designs with various extensions and generous rear gardens.

### Summary of the proposal

## 3. Proposal

Planning permission is sought for the construction of part first floor, part single storey, part two storey wrap around extension with a rear balcony at first floor level, together with a loft conversion which would include a rear roof extension, raising the ridge height of the existing roof by 1.5m and 11 rooflights. The proposal includes the construction of a new front boundary treatment and amendments to the side boundary wall.

The proposed ground floor extension would extend up to the shared boundary with No. 62 The Avenue and extend a maximum of 5.8m beyond the existing two storey dwelling. The first floor, two storey element would be set back from the front building line by 1m, set in from the shared boundary by 1m and extend 14.4m to the rear. The existing roof would almost entirely be replaced by a new roof. The main front gable would remain. The ridge would be brought forward and increased in height by 1.5m. An additional gabled outrigger would mimic the existing gabled outrigger to the rear and a balcony would be inserted between the two outriggers. A rear dormer (5.1m wide and 1.7m high) would be constructed on the new rear roof slope.

The proposed front boundary treatment involves four 1.4m high brick posts, supporting a 1.2m high brick wall with railings and 2 sets of 1.4m high railings on either side of the wall. A section of the existing shared boundary wall with the neighbour at No. 66 The Avenue would be increased to 2.1m to match the height of the existing wall further to the rear. The side wall would remain 1.3m high in the front garden.

The proposal also includes converting the existing outbuilding along the shared boundary with No. 66 The Avenue from storage to a gym and office at ground floor level and storage in the loft space. A door and windows would be inserted together with rooflights on the roof.

Proposed materials: red brick and render, brown roof tiles and uPVC windows.

It is noted that officers requested existing and proposed streetscene and proposed demolitions drawings for further assessment. Officers also requested a reduction of the proposed front boundary treatment. The proposed wrap around extension was not amended and therefore the neighbours were not re-notified following the receipt of the additional and amended drawings.

### **3.2 Conclusion**

The extensions are considered to be of a scale and design appropriate to the building and context, and the character and appearance of the dwelling and surrounding area would not be harmed. Although the proposals would create some further loss of outlook to a side window of a neighbour, it is not considered that this would amount to an unreasonable adverse effect on the amenity of the neighbouring dwelling. There are considered to be no adverse effects that outweigh the benefits of the proposal, therefore it is recommended that the application be approved subject to conditions.

#### **4. Relevant policies**

- 4.1 Members should refer to the background papers attached to the agenda. These highlight the policy framework under which this application is determined. Specific policy considerations with regard to this particular application are detailed in section 6 below.

#### **5. Relevant site history/background information**

- 5.1 There is no relevant history.

#### **6. Main considerations**

- 6.1 The main issues to be considered in the determination of this application are:

- (a) Scale and design
- (b) Impact on the residential amenities of neighbouring properties

- 6.2 (a) Scale and design

Policies QD6.1, QD6.2 and QD6.4 of the Watford Local Plan seek high quality design in all new development. Paragraph 8.2 of the Residential Design Guide (RDG) states that extensions must respect the character and scale of the host building. Among other things, it states that an extension should complement the size, shape and character of the existing property and should normally be subordinate to it. An extension should have a roof form, pitch and angle that respects that of the host property.

- 6.3 Officers acknowledge that the proposals are not entirely compliant with the advice in the RDG however, there are site specific circumstances which mean that the variations to RDG guidance would not cause harm in this instance. In terms of the proposed roof alterations and increased height, due to the separation distance between the large detached properties, the varying roof styles and heights combined with the existing trees in the streetscene, officers consider that the new roof would not be overly prominent in the streetscene or cause harm to the character and appearance of the area.
- 6.4 In terms of the proposed wrap around extension, due to the first floor element being set back from the front and set in from the side, the large rear gardens of the properties and the set back from the highway, officers consider that the extensions wouldn't be unduly prominent in the streetscene.

Furthermore, the fact that decent separation distances between the dwellings would be maintained, combined with the variety of house styles and heights within the streetscene, lead officers to consider the proposed extension appropriate in this case. Officers are satisfied that the proposal would not be an incongruous form of development in the front or rear streetscenes. Due to the design of the rear gables and the materials matching the host dwelling, the proposal is considered to be a harmonious addition.

- 6.5 The proposed dormer would accord with the RDG's guidance for dormer windows and be a subservient addition on the proposed roof. The proposed dormer and rooflights are considered acceptable.
- 6.6 The proposed amendments to the existing outbuilding and its use are considered acceptable.
- 6.7 The proposed front boundary treatment is considered acceptable due to its moderate design and the variety of boundary treatments present in the streetscene. The height has been reduced from 1.8m to 1.4m at the request of the case officer. The minor amendment to the side boundary wall is considered acceptable.
- 6.8 Overall, the proposals are not considered to cause any significant harm to the character and appearance of the building or the surrounding area and is therefore acceptable in scale and design.
- 6.9 (b) Impact on the residential amenities of neighbouring properties

The adjoining properties potentially affected by the proposals would in this case be Nos. 62 and 66 The Avenue.

- 6.10 Many of the objectors raised concern about the impact the development would have on the neighbour at No. 62 The Avenue's ground floor side window. This window serves a kitchen that leads into the connected dining room. The window is north westerly facing and receives little sunlight, and due to the separation distance between the window and the proposed extension, would likely still receive a similar amount of sunlight and adequate daylight. The main concern is therefore the loss of outlook that the occupiers currently enjoy from this window.
- 6.11 There is no doubt that the outlook from this window would be impacted by the development. Officers need to determine whether this impact would be so detrimental on the living conditions of the neighbouring occupiers to warrant a reason for refusal on neighbouring amenity grounds.



- 6.12 It is considered that the current outlook from this window is already limited due to the close proximity of the existing flank boundary wall and dwelling, especially views towards the west. Due to the size and layout of the neighbour's kitchen, officers consider that it is unlikely that the neighbour would dwell in this area for extended periods of time. The neighbour is more likely to spend time in their dining and living rooms enjoying the sunlight, daylight and outlook from these rear facing windows onto the large rear garden. Therefore, on balance, the proposed extension, whilst impacting the already limited outlook from the kitchen window, wouldn't undermine the neighbouring property as a whole enough to warrant a reason for refusal in terms of outlook for this application.
- 6.13 In terms of the neighbour at No. 66 The Avenue, the proposal might have a slight increased shadowing effect as a result of the increase in ridge height, however, due to the neighbour's existing extension and the separation distance between the dwellings, officers consider it unlikely that the proposal would have a detrimental impact on this neighbour in terms of overshadowing and loss of daylight and sunlight.
- 6.14 In terms of the neighbour at No. 62 The Avenue, concerns were raised about the impact on this neighbour's side alley and entrance. This space already receives little sunlight and daylight due to its siting in relation to the existing dwellings. The neighbour would still have a substantially sized garden to enjoy and therefore the additional impact on this space would be limited and not so detrimental to warrant a reason for refusal.
- 6.15 In terms of privacy, all the proposed first floor side facing windows will be conditioned to be permanently fitted with obscure glass and the part of the window less than 1.7m above internal floor level shall be permanently fixed closed. Officers acknowledge that the new rear facing windows would have some impact on the neighbours' privacy in their rear gardens, however, the views from the new openings would have a similar impact compared to the existing rear facing windows. On this basis officers are satisfied that the proposal would not result in an unacceptable level of loss of privacy. The balcony is not considered to have a detrimental impact on the neighbours' privacy as it would be set between the two outriggers and be positioned at first floor level.
- 6.16 On this basis, the proposed development is deemed acceptable in terms of residential amenity.

## **7. Consultation responses received**

7.1 **Statutory consultees and other organisations** – None

7.2 **Internal Consultees** – None

### 7.3 Interested parties

Letters were sent to 9 properties in the surrounding area. Twelve objections were received from 9 properties. The main comments are summarised below, the full letters are available to view online:

Comments	Officer's response
Boundary wall impact and maintenance issues.	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.
Loss of outlook.	Some impact to a side window of the neighbour is noted however this is not considered to be an adverse impact that would be unreasonably harmful as discussed in paragraph 6.10.
Development will set a precedent - changing the character of the road.	Each application is determined on its own merits and within the constraints and context of the site.
Roof design and height is out of keeping with neighbouring dwellings.	There are site specific circumstances which mean that the proposals would not cause harm in this instance as discussed in paragraph 6.3 and 6.4.
Scale and massing.	The fact that decent separation distances between the dwellings would be maintained, combined with the variety of house styles and heights within the streetscene means that the proposal would not be an incongruous form of development in the front or rear streetscenes as discussed in

	paragraphs 6.3-6.5.
Boundary wall not in the applicant's ownership.	Planning permission does not override any property rights that may exist.
Impact on foundations and sewer.	Planning 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.
Impact from construction - scaffolding, noise, pollution and traffic.	This is not a material planning consideration. The owner would 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.
Impact on No. 62's garden and side entrance - will become a cold, dark alleyway.	This space already receives little sunlight and daylight due to its siting in relation to the existing dwellings and therefore the additional impact on this space would be limited and not so detrimental to warrant a reason for refusal. No adverse impact is identified as discussed in paragraph 6.14.
Carbon impact of energy use during construction and after must be questioned.	Whilst this is an important matter, it is not a material planning consideration for householder extension applications.
Impact on drainage along the boundary wall (No. 62).	This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters.
Roof height's impact on No.	No adverse impact is identified as

66.	discussed in paragraph 6.13.
Breach of 45 degree line.	For adequate levels of daylight to be maintained, a 45-degree line projected from the centre point of any rear ground floor habitable room window should not be crossed by an adjoining dwelling in both plan and elevation. In this case, none of the 45-degree lines will be breached.

## 8. Recommendation

8.1 That planning permission be granted subject to the following conditions:

### Conditions

#### 1. Time limit

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

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

#### 2. Approved drawings and documents

The development hereby permitted shall be carried out in accordance with the following approved drawings and documents:

23/040\_P2.1, 23/040\_P3, 23/040\_P4, 23/040\_P5, 23/040\_P7, 23/040\_S2, 23/040\_S3, 23/040\_S4, 23/040\_P2.D, 23/040\_P9 (street elevations), 23/040\_P8, 23/040\_P9 (proposed section), 23/040\_P0, 23/040\_P1, 23/040\_P1.1, 23/040\_P2, 23/040\_P8, 23/040\_S00, 23/040\_S1, 23/040\_S0, 23/040\_P3.1, 23/040\_P1.D.

Reason: For the avoidance of doubt and in the interests of proper Planning.

#### 3. Materials

All the external surfaces of the development shall be finished in the materials specified in the application unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of the visual appearance of the site and the character and appearance of the surrounding area, pursuant to Policies QD6.2 and QD6.4 of the Watford Local Plan 2021-2038.

#### 4. Obscure glass

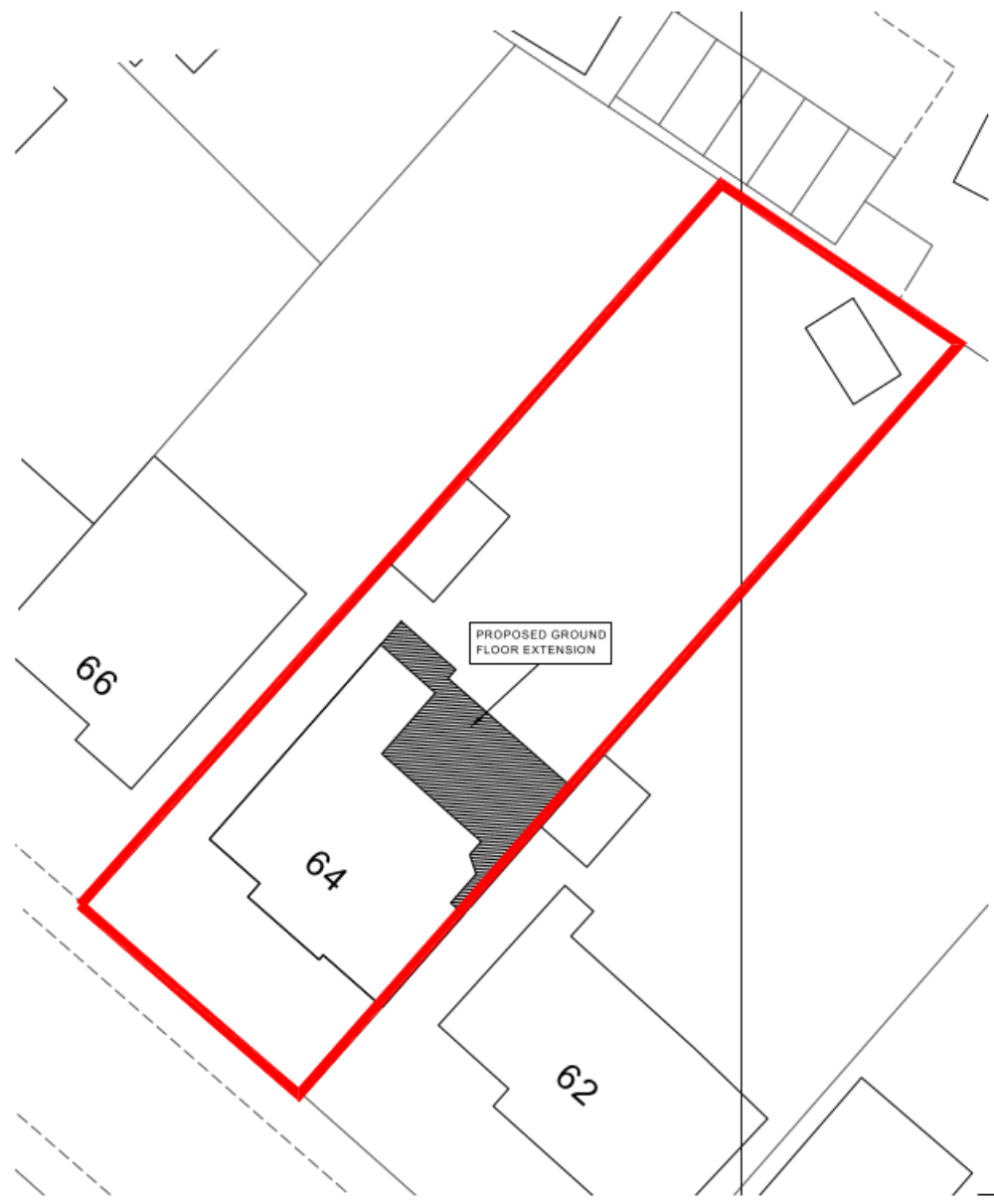
The proposed first floor side windows in the north-western and south-eastern side elevations of the dwelling shall be permanently fitted with obscure glass and the part of the window less than 1.7m above internal floor level shall be permanently fixed closed, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent a loss of privacy to the neighbouring property.

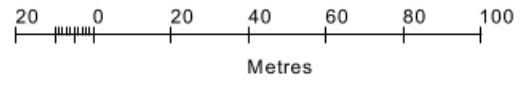
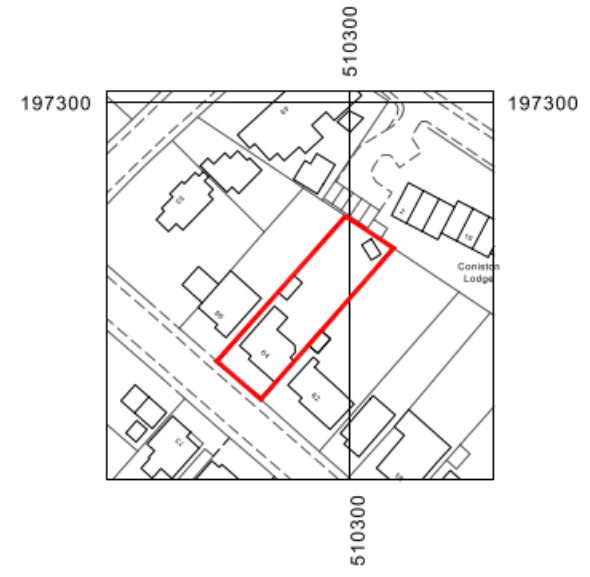
#### Informatives

1. IN907 – Positive and proactive statement
2. IN910 – Building Regulations
3. IN911 – Party Wall Act
4. IN912 – Hours of Construction
5. IN300 – Property Rights
6. Demolition





1 SITE PLAN - PROPOSED  
Scale: 1:250



2 LOCATION PLAN - PROPOSED  
Scale: 1:1250







1 STREET ELEVATION - EXISTING  
Scale: 1:200



1 STREET ELEVATION - PROPOSED  
Scale: 1:200





<b>Committee date</b>	Tuesday, 5 December 2023
<b>Application reference</b> <b>Site address</b>	23/00765/FUL Land To South Of 883 St Albans Road, Watford, WD25 0NH
<b>Proposal</b>	Construction of electric vehicle charging station including charging upstands and associated equipment, replacement boundary treatment, alterations to access, new landscaping and demolition of existing garages
<b>Applicant</b>	Leap24 UK
<b>Agent</b>	Mr Henry Dunleavy
<b>Type of Application</b>	Full Planning Permission
<b>Reason for committee Item</b>	Over 5 objections have been received
<b>Target decision date</b>	15 <sup>th</sup> December 2023
<b>Statutory publicity</b>	Neighbour letters
<b>Case officer</b>	Sergei Zotin, sergei.zotin@watford.gov.uk
<b>Ward</b>	Stanborough

## 1. Recommendation

The application is recommended for approval subject to the conditions in Section 8 of this report.

## 2. Site and surroundings

- 1.1 The site is not located in a designated Conservation Area or other Article 2(3) land and is not subject to an Article 4 direction.
- 1.2 The application site comprises 7 no. lock-up garages (which are currently not in use) on the west side of St Albans Road in Stanborough Ward. The area is characterized by semi-detached and terraced residential dwellings on the east side of St Albans Road and to the north of the site. McDonalds restaurant and Holiday Inn Watford North hotel are situated to the south of the site. The A405 is adjacent to the site to the west. The main access to the site is from St Albans Road.

## 3. Summary of the proposal

### 3.1 Proposal

- 3.2 Construction of electric vehicle charging station including charging upstands and associated equipment, replacement boundary treatment, alterations to

access, new landscaping and demolition of existing garages. The proposed electric charging station would comprise 6 no. parking bays measured 3m in width and 5.5m in depth.

3.3 The proposed 3 no. electric charging upstands would be measured 0.67m in width, 0.956m in depth and 2m in height.

3.4 The associated equipment would include a sub-station and LV kiosk. The proposed sub-station would be 3m in depth, 3m in width and would have a height of 2.4m with a potential 1m roof uplift. The proposed LV kiosk would be measured 2.45m in width, 1.99m in depth and 2.45m in height.

3.5 The proposed development would also incorporate a replacement 3m fence alongside the northern and western site boundaries together with associated boundary vegetation.

### 3.6 **Conclusion**

3.7 The proposed electric charging station would facilitate the use of electric vehicles, contributing to the reduction of harmful emissions and supporting the sustainable objectives and mitigation of climate change as set out in Policy CC8.1 of the Watford Local Plan. The proposal would not result in any unacceptable harm to the character and appearance of the surrounding area and is acceptable in terms of design. It will have no harmful impacts on the operation of the highway and no adverse impact upon the amenities of adjoining properties.

## 4. **Relevant policies**

4.1 Members should refer to the background papers attached to the agenda. These highlight the policy framework under which this application is determined. Specific policy considerations with regard to this particular application are detailed in section 6 below.

## 5. **Relevant site history/background information**

No relevant planning history is found for this application.

## 6. **Main considerations**

6.1 The main issues to be considered in the determination of these applications are:

- (a) Climate change
- (b) Scale and design
- (c) Highways impact
- (d) Impact on surrounding properties

6.2 (a) Climate change

Policy CC8.1 of the Watford Local Plan states: *'The Council will support proposals that help combat climate change and ensure the borough becomes more resilient, sustainable and adaptable to climate change.'*

6.3 The proposed electric charging station would contribute to encouraging the use of electric vehicles and reducing the use of fuel powered vehicles. This would contribute to reducing harmful emissions (including the carbon dioxide) into the atmosphere. As such, the proposed development would contribute towards combatting climate change and would promote sustainable development within the borough reflecting objectives of the Net Zero 2050, in accordance with the Policy CC8.1 of the Watford Local Plan.

6.4 (b) Scale and design

Policies QD6.1, QD6.2 and QD6.4 of the Watford Local Plan seek high quality design in all new development.

Given the position, design and size of the proposed structures which would have a maximum height of 2.45m, the proposed electric charging station would not undermine the established architectural character of the area. Furthermore, the immediate surroundings are not dominated by a single land use as the application site is situated between the dual carriageway and St Albans Road and in a close proximity to McDonalds fast food restaurant and Holiday Inn hotel.

On this basis, the proposal is acceptable in terms of scale and design, in accordance with the policies QD6.1, QD6.2 and QD6.4 of the Watford Local Plan.

6.5 (c) Highways impact

Policy ST11.5 of the Watford Local Plan states that *'For all schemes, 20% of parking spaces should have active charging infrastructure for electric vehicles provided, all other spaces should have passive provision. Proposals to increase the availability of publicly accessible electric vehicle charging infrastructure within the borough will also be supported and encouraged.'*

*Development proposals should only provide car parking where it complies with the car parking standards. Where these standards and requirements are met, the parking element of the proposal will be supported.'*

- 6.6 Policy 5 of the Hertfordshire's Local Transport Plan 2018 – 2031 states that 'The county council will to work with development promoters and the district and borough councils to:
- ensure access arrangements are safe, suitable for all people, built to an adequate standard and adhere to the county council's Highway Design Standards,
  - secure developer mitigation measures to limit the impacts of development on the transport network, and resist development where the residual cumulative impact of development is considered to be severe'.
- 6.7 The proposed development would result in a reduction of the vehicular parking spaces on the site from 7 to 6. Therefore, as confirmed by the highways officer, the proposed electric charging station would not be likely to generate an additional amount of vehicular journeys to and from the site.
- 6.8 In addition, as stated by the highways officer, the proposed charging station would have adequately sized parking bays with a sufficient 5m wide space for larger vehicles to manoeuvre. It was also noted that the means of access to the site meet required standards with the depth of the footway allowing adequate levels of inter-visibility between highway users.
- 6.9 Hence, taking into account the outlined considerations, the proposed development would not result in any material effect upon the highways operation and would not undermine highway safety, in accordance with the Policy ST11.5 of the Watford Local Plan and the Policy 5 of the Hertfordshire's Local Transport Plan 2018 – 2031.
- 6.10 (d) Impact on surrounding properties

#### *Visual Impact*

- 6.11 The occupiers of the adjoining neighbouring properties would not experience an adverse impact upon their visual amenities due to the nature, location and size of the proposed development and its relationship with the adjacent properties. In addition, the proposed development would include the construction of a 3m high boundary fence alongside the northern and western site boundaries which would prevent the adjoining neighbours from being overlooked from the site and would screen views of the proposed electric charging equipment. The 3m boundary fence is being proposed upon the request from the adjoining local resident.

## *Noise Disturbance*

- 6.12 Policy CC8.5 of the Watford Local Plan states ‘*Where development is noise sensitive, noise-generating, or the surrounding area is sensitive to noise and vibration, applicants must undertake a noise assessment to identify potential issues and the required attenuation measures to achieve acceptable noise levels...’.*
- 6.13 As the application site is situated between the busy roads (namely St Albans Road and A405 dual carriageway) with a number of parking spaces reduced from 7 to 6, no additional level of traffic noise would be produced as a result of the proposed development. Furthermore, electric vehicles do not generate engine noise and are largely silent, as is the charging equipment.
- 6.14 Moreover, as confirmed by the environmental health officer, the proposed electricity sub-station would not generate harmful levels of noise pollution, and the provided acoustic report is considered satisfactory. Thus, the proposed charging station would not generate any undue noise disturbance for the neighbouring occupiers, in accordance with Policy CC8.5 of the Watford Local Plan.

## **7. Consultation responses received**

### **7.1 Statutory consultees and other organisations**

N/A

### **7.2 Internal Consultees**

Herts. County Council Highways – raised no objection to the application. Made the following comments:

*Should the application gain the Council’s approval, a planning condition should be introduced requiring the developer to provide the construction management plan (CMP). The means of access to the premises and inter-visibility level are considered acceptable. In addition, the application site benefits from a high accessibility and is located within the emergency vehicle access distance from the highway. The proposal would not result in any material increase in vehicle trips to and from the site.*

*The Council must ensure the proposed parking spaces are designed in accordance with all the required parking standards and are located strictly within the site boundaries.*

- 7.3 Highway officer also suggested the Advisory Note to ensure the following matters are addressed during the future construction works:

- Storage of Materials

- Obstruction of Highways
- Debris and Deposits on the highway
- Avoidance of surface water discharge onto the highway
- Extent of highway

7.4 Environmental Health – raised no objection to the application. Stated that a planning condition should be introduced requiring the substation unit to be mounted on anti-vibration mounts to prevent vibration or ground borne noise.

7.5 **Interested parties**

Letters were sent to 27 properties in the surrounding area. Responses have been received from 16 properties raising objections to the application. The main comments are summarised below, the full letters are available to view online:

<b>Comments</b>	<b>Officer's Response</b>
Noise pollution/Nuisance	It is not considered that the development would create adverse impacts to neighbouring occupiers as set out in paragraphs 6.12 – 6.14 of the report.
Highway Impact (i.e. Traffic Intensification, Reduced parking spaces for residents and visitors, Presence of large vehicles, Pedestrian Safety concern, Sub-standard access means)	The proposed development would not result in a material impact upon the highway operation, would benefit from adequate access means and would not undermine the safety of highway users operation as set out in paragraphs 6.5 – 6.9 of the report.
Increase of anti-social behavior	This matter is outside of planning remits and is a matter for community protection and the Police
Health implications due to the high voltage	This concern falls outside material planning consideration
Reduce in local energy supply	This matter falls outside material planning consideration; the proposed development includes provision of an electricity substation to address this concern



Inappropriate development for residential area/out of keeping with the locality; Visual Impact/Privacy Impact	The proposed development would not result in a detrimental impact upon the character and appearance of the local area and upon the visual amenities of the occupiers of the adjoining properties as outlined in the paragraphs 6.4 and 6.11
Light pollution	The proposed development does not include provision of any lighting equipment
Increase of littering and fly tipping	This matter falls outside material planning consideration; there is no evidence to suggest that the proposed development would result in an increased littering on site
Fire Risk	This matter falls outside material planning consideration; to be assessed against national fire safety standards
Foundation damage due to future construction works	This would be a civil matter between private parties and is not a material planning consideration that can be a matter for this application.

## 8. Recommendation

That planning permission be granted subject to the following conditions:

### 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.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the following drawings, unless otherwise approved in writing by the Local Planning Authority:

Drawing nos. 45396-001revA2, 45396-002revA1, 45396-003revA1, 45396-006revA1, 45396-GA-LV01-LVrevA1, 45396-GA-PE02revA2, 45396-GA-SUB01revA2, R01-AEG-883 St Albans Road Watford Transport Note 230829, Noise Impact Assessment

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No development shall commence until a Construction Management Plan (or Construction Method Statement) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: The Construction Management Plan / Statement shall include details of:
  - a) Construction vehicle numbers, type, routing;
  - b) Access arrangements to the site;
  - c) Traffic management requirements
  - d) Construction and storage compounds (including areas designated for car parking, loading/unloading and turning areas);
  - e) Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;
  - f) Provision of sufficient on-site parking prior to commencement of construction activities;

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

4. Prior to the first use of the development hereby approved, a 3m high close boarded wooden fence shall be constructed along the northern and western boundaries of the site as shown and detailed in the approved drawings. The fence shall be retained at all times.

Reason: To preserve the visual amenities of the adjoining occupier of 883, St Albans Road.

5. Prior to the first occupation of the development hereby approved, the approved substation shall be mounted on anti-vibration mounts which shall be retained at all times.

Reason: To prevent vibration and the transmission of ground borne noise.

## Informatives

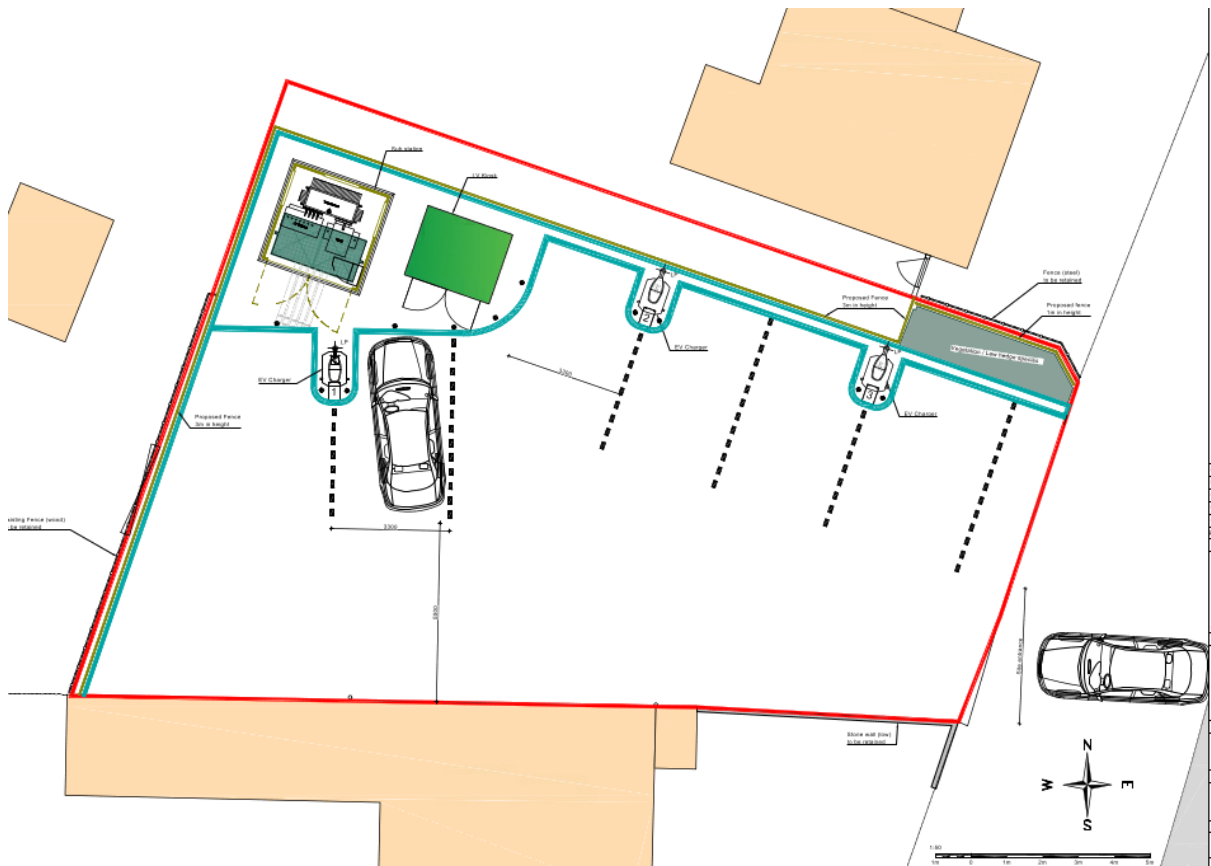
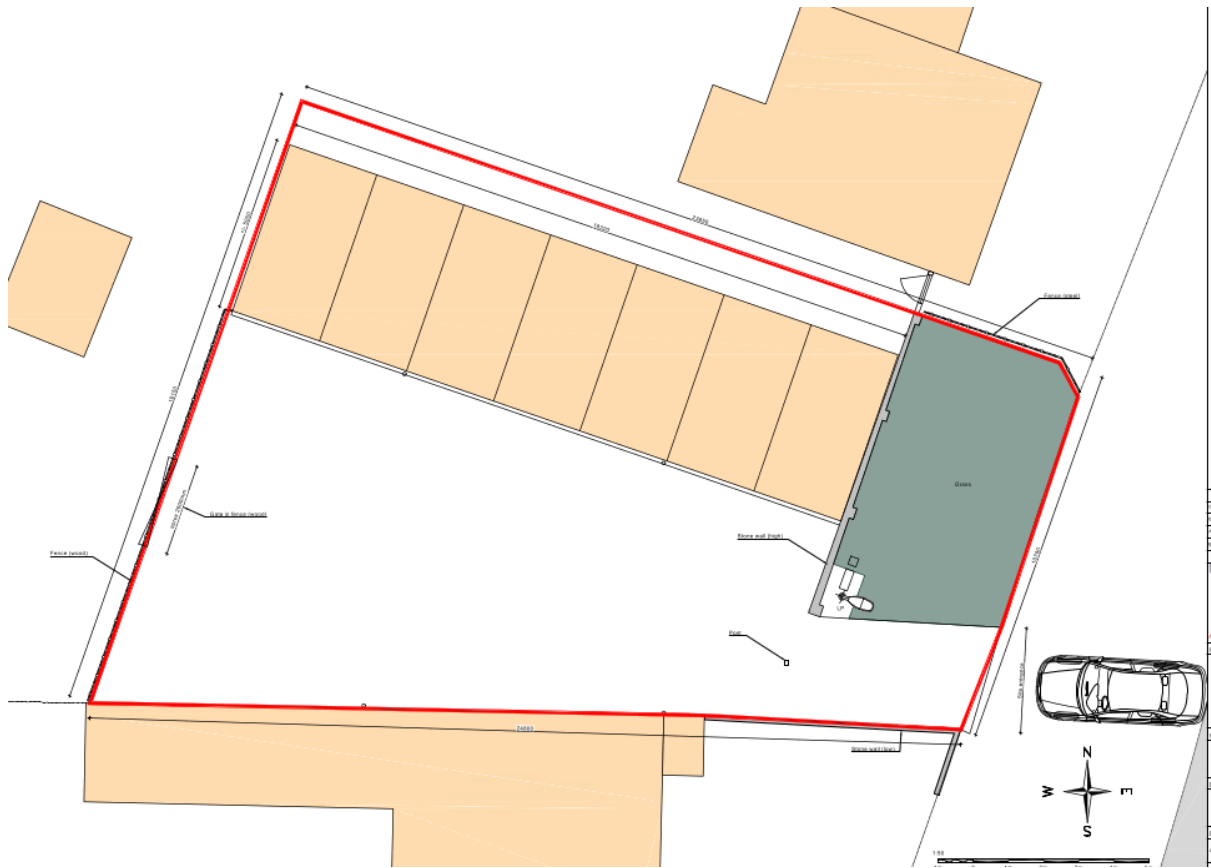
1. IN907 – Positive and proactive statement
2. IN910 – Building Regulations
3. IN911 – Party Wall Act
4. IN912 – Hours of Construction
5. HIGH – Storage of Materials on the highway
6. OBSHIG – Obstruction of the highway
7. MUD – Mud on highway
8. The applicant is advised that the Highway Authority has powers under section 163 of the Highways Act 1980, to take appropriate steps where deemed necessary (serving notice to the occupier of premises adjoining a highway) to prevent water from the roof or other part of the premises falling upon persons using the highway, or to prevent so far as is reasonably practicable, surface water from the premises flowing on to, or over the footway of the highway.
9. Information on obtaining the extent of public highway around the site can be acquired from the County Council's website.



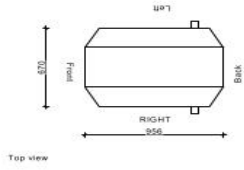
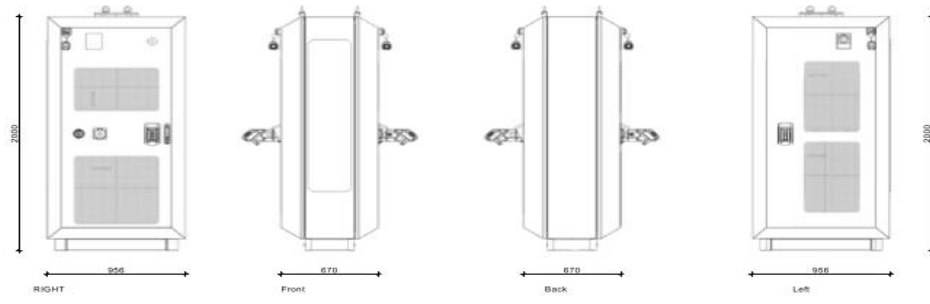




Views from St Albans Road

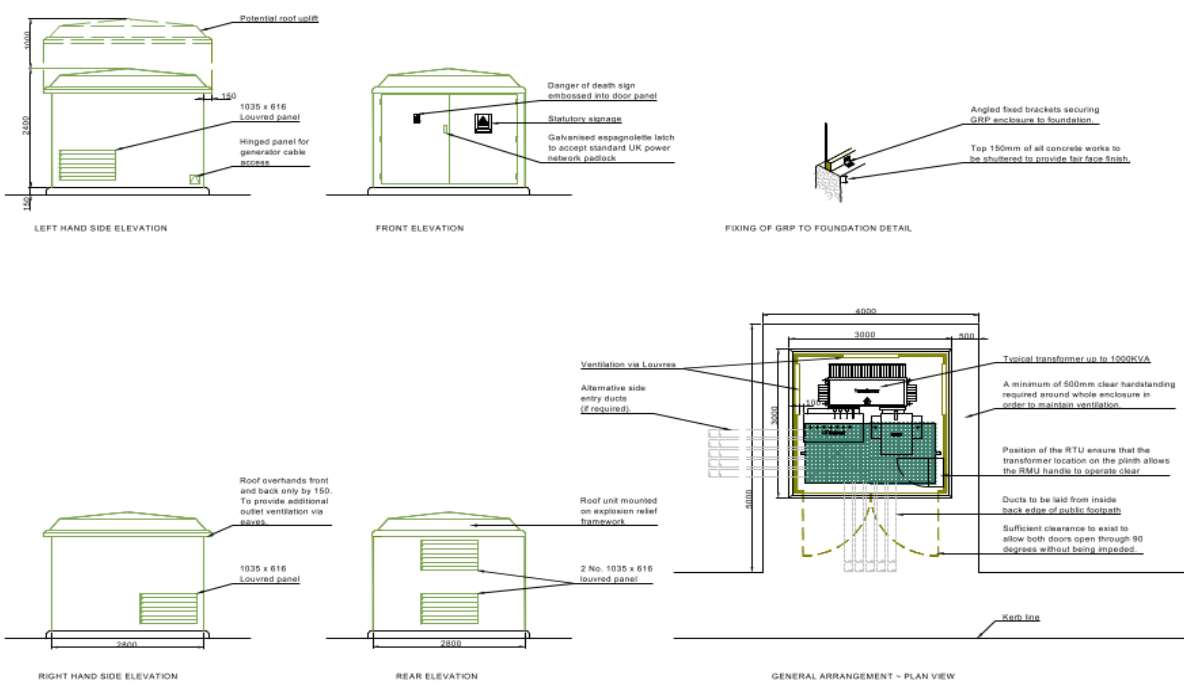


Existing and Proposed Site Plan



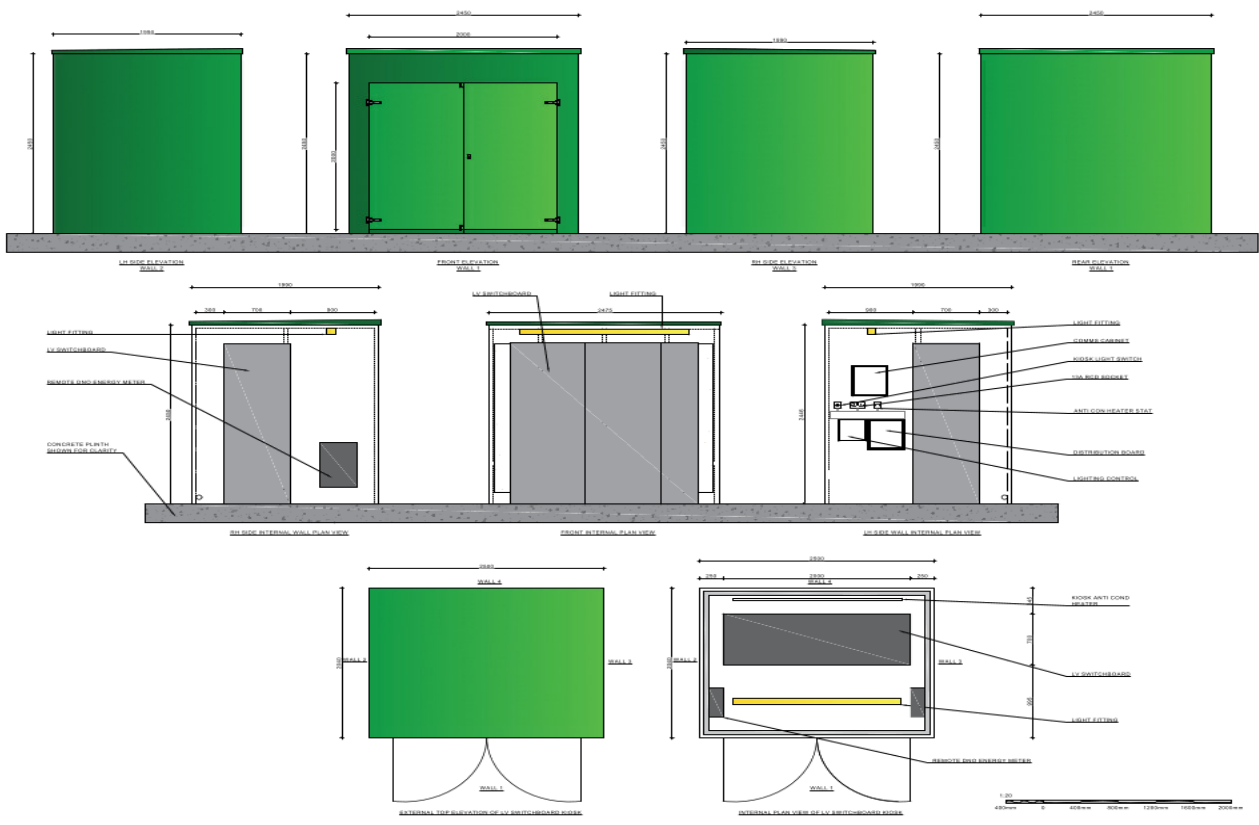
1:20  
400mm 0 400mm 800mm 1200mm 1600mm 2000mm

Proposed Electric Charging upstands



Proposed Substation





Proposed LV Kiosk

# Agenda Item 6

<b>Committee date</b>	Tuesday, 5 December 2023
<b>Application reference</b> <b>Site address</b>	23/00686/FULH - 97 Bushey Mill Crescent
<b>Proposal</b>	Erection of outbuilding for storage following demolition of existing garage (retrospective).
<b>Applicant</b>	Mr S Surenkumar
<b>Agent</b>	Mr John Asiamah
<b>Type of Application</b>	Full Planning Permission
<b>Reason for committee Item</b>	Over 5 objections received
<b>Target decision date</b>	7 December 2023
<b>Statutory publicity</b>	Neighbour letters
<b>Case officer</b>	Estelle Pengelly, estelle.pengelly@watford.gov.uk
<b>Ward</b>	Tudor

## 1. Recommendation

- 1.1 That planning permission be granted subject to conditions, as set out in section 8 of this report.

## 2. Site and surroundings

- 2.1 The subject site includes a semi-detached dwelling which sits to the corner on Bushey Mill Crescent. The northern boundary of the site with the neighbouring property at No. 95 Bushey Mill Crescent runs at an angle and the site widens significantly towards the rear. The site has a generous rear garden which extends to the east of the dwelling.
- 2.2 The property is not located in a designated conservation area or other Article 2(3) land and is not a listed building.

### Summary of the proposal

## 3. Proposal

- 3.1 Retrospective application for the construction of a detached outbuilding. The outbuilding is used for storage. It is 4.6m wide and 7.6m deep with a flat roof, 2.8m in height. It is sited close to the shared boundary with No. 95 Bushey Mill Crescent. The building is rendered and painted white with three windows and one door.

## 3.2 Conclusion

The outbuilding is considered to be used for purposes incidental to the enjoyment of the main dwellinghouse. The character and appearance of the host dwelling and surrounding area would not be harmed, and the amenity of neighbouring dwellings would not be impacted.

There are considered to be no adverse effects that outweigh the benefits of the proposal, therefore it is recommended that the application should be approved subject to conditions.

#### **4. Relevant policies**

- 4.1 Members should refer to the background papers attached to the agenda. These highlight the policy framework under which this application is determined. Specific policy considerations with regard to this particular application are detailed in section 6 below.

#### **5. Relevant site history/background information**

- 5.1 22/00643/LDC: Lawful development certificate for a loft conversion including a hip-to-gable roof extension with rear dormer and two front rooflights. Granted 17.06.2022.

22/00649/HPD: The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6.00m for which the maximum height would be 3.00m and for which the height of the eaves would be 3.00m. Granted 23.06.2022.

22/00876/FULH: Erection of a first floor rear extension. Granted 23.08.2022.

22/01146/FUL: Proposed conversion to 3 flats - 1 x 1 bed flat, 1 x 3 bed flat and 1 x studio flat. Refused 17.11.2022.

22/01424/FUL: Conversion of existing property to two flats. Refused 30.01.2023

23/00092/LDC: Lawful Development Certificate for Erection of garage and storage outbuilding. Refused 20.03.2023.

Reason for refusal: The outbuilding is a large, self-contained detached building of around 100.2sqm to be used for domestic storage. The outbuilding is disproportionately large in relation to the main dwelling. A

building of this size and use is not considered to constitute an ancillary outbuilding for incidental use. The development is not therefore considered compliant with Schedule 2, Part 1, Class E(a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 which states that it must be 'incidental to the enjoyment of the dwelling house'. For this reason, the outbuilding is not considered to constitute permitted development.

It should be noted that the proposals under this refused LDC application were different compared to the current application. Two outbuildings were proposed and the application was refused as the larger outbuilding at the rear of the property was considered to be too large to be incidental to the main dwelling. The other outbuilding (garage), which is somewhat similar to the current application in terms of its siting and size, was found to be compliant with the Town and Country Planning (General Permitted Development) (England) Order 2015.

5.2 The application was submitted on 7<sup>th</sup> August 2023 following an investigation by the Council's planning enforcement team.

## **6. Main considerations**

6.1 The main issues to be considered in the determination of this application are:

- (a) Use of the outbuilding
- (b) Scale and design
- (c) Impact on the residential amenities of neighbouring properties

6.2 (a) Use of the outbuilding

Paragraph 8.16 of the Residential Design Guide (RDG) states that outbuildings are generally appropriate in residential areas when their uses are incidental to the use of the dwellinghouse. Non incidental uses would include, but are not limited to, independent business premises or independent dwellings. These non-incidental uses can create unacceptable habitable accommodation, harm to the built form of an area and harm the amenities of the neighbouring occupiers. Determining the nature of the non-incidental use is a case by case matter considering factors such as the size and location of the building, its relationship to the main dwelling, its facilities, its amenities and the intended use by the current occupier.

6.3 In this case, based on the information submitted and the case officer's site visit, the outbuilding is used for storage. There isn't a kitchen or bathroom and

therefore officers are satisfied that the outbuilding is and would be used for purposes incidental to the enjoyment of the main dwellinghouse. A condition will be attached to the planning permission to ensure that the outbuilding is only used for purposes ancillary to the main dwellinghouse and not as a separate unit of residential accommodation.

#### 6.4 (b) Scale and design

Policies QD6.1, QD6.2 and QD6.4 of the Watford Local Plan seek high quality design in all new development. Paragraph 8.16 of the Residential Design Guide (RDG) states that stand-alone detached buildings within the curtilage of existing properties are only likely to be acceptable in the gardens of properties where such buildings form part of the existing character of the area. Their acceptability will be subject to their size and the size of the rear garden.

The application site and neighbouring properties have large rear gardens and many neighbouring properties have outbuildings in their rear gardens. This, combined with the fact that the outbuilding is 2.8m high with a flat roof and has a 35m<sup>2</sup> footprint, lead officers to consider the outbuilding appropriate for a garden setting. The scale and design is considered acceptable in terms of its impact on the character and appearance of the area.

#### 6.5 (c) Impact on the residential amenities of neighbouring properties

Paragraph 8.4 of the Residential Design Guide (RDG) states that proposals must not adversely affect the level of amenity enjoyed by the occupiers of neighbouring properties. The adjoining properties potentially affected by the outbuilding would in this case be Nos. 95 and 99 Bushey Mill Crescent.

6.6 The outbuilding is sited close to the shared boundary with No. 95. The outbuilding might have a modest impact on the neighbour at No. 95, however, due to the separation distance between the outbuilding and the neighbour's dwelling, and the properties' large rear gardens, the impact of the outbuilding is considered limited and not so detrimental such as to warrant a reason for refusal on amenity grounds.

6.7 The outbuilding faces towards No. 99 and neighbours have raised concerns about loss of privacy, however, the outbuilding is single storey and used for storage purposes. The window facing the neighbour is not considered to result in loss of privacy and would have a similar outlook to the applicant's general garden usage. Furthermore, under the provisions of Permitted Development, the owner can construct a similar outbuilding in the same location with the same use without planning permission. It would therefore be unreasonable to refuse an outbuilding on loss of privacy grounds.

6.8 On this basis, the proposal would not result in any unacceptable effects on the neighbours' residential amenity and therefore the proposal is deemed acceptable.

**7. Consultation responses received**

7.1 **Statutory consultees and other organisations** – None

7.2 **Internal Consultees** – None

7.3 **Interested parties**

Letters were sent to 36 properties in the surrounding area. Sixteen objections were received from 11 properties. The main comments are summarised below, the full letters are available to view online:

<b>Comments</b>	<b>Officer response</b>
Retrospective application – the applicant lacks consideration for neighbours and the council and did not follow the correct procedures.	The applicant is now trying to regularise the outbuilding through this application.
Council lacks control and is unable to enforce its planning permission policies. Council turns to its residents to decide the outcome. It shouldn't be a democratic decision. The building was completed against policy should be removed.	<p>The LPA's enforcement team does not have the capacity to monitor all building works within the Borough. The LPA appreciates the role of residents in reporting unlawful building works which allows the enforcement team to actively investigate and attempt to resolve every incident.</p> <p>Retrospective planning applications are determined in the same way as non-retrospective applications by planning officers and committee meetings.</p> <p>Officers acknowledge that the outbuilding was constructed without planning permission, but its use and design is not contrary to policy.</p>
Large outbuilding, unsure about storage use, and use in future.	A condition will be attached to the planning permission to ensure that

	<p>the outbuilding is only used for purposes ancillary to the main dwelling and not as a separate unit of residential accommodation. The planning condition is enforceable and will prevent the building being used as a wholly independent dwelling or as a rental property.</p>
<p>Planning permission was refused for two flats. The developer has proceeded to divide the property into two flats. Can the council complete due diligence with regards to this matter.</p>	<p>This is not a matter of specific relevance to the current application. The LPA's Enforcement team has investigated and resolved this matter.</p>
<p>If the council allows this building, anyone else in the Crescent is then able to build large dwellings in their gardens without planning permission. Strongly opposed to the dwelling.</p>	<p>The properties benefit from Permitted Development rights and could construct outbuildings without the need for planning permission providing they are for incidental use. In this case, the height of the building requires an application for planning permission. The building is used for storage, not living accommodation.</p>
<p>Unusual storage space, this is not the final intention.</p>	<p>The LPA cannot base decisions on speculations on future uses. A condition will be attached to the planning permission to ensure that the outbuilding is only used for purposes incidental to the main dwelling and not as a separate unit of residential accommodation.</p>
<p>The building is not in keeping with the neighbourhood.</p>	<p>The outbuilding is considered appropriate in scale and design. Refer to paragraph 6.4. Furthermore, the property has Permitted Development rights and an outbuilding could be constructed without the need for planning permission. In this case, the height of the building exceeds the permitted height by 0.3m and therefore the structure requires an application for planning permission.</p>

Overlooking garden.	The outbuilding is single storey and used for storage purposes. The window facing the neighbour is not considered to result in loss of privacy and would have a similar outlook to the applicant's general garden usage as discussed in paragraph 6.7 of this report.
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## 8. Recommendation

8.1 That planning permission be granted subject to the following conditions:

### Conditions

#### 1. Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved drawings:

AR01 Rev A,  
AR03 Rev A,  
Site location plan.

Reason: For the avoidance of doubt and in the interests of proper Planning.

#### 2. Use

The outbuilding hereby approved shall be used only for purposes incidental to the residential use of the main house. It shall not be used for any other purpose and shall not be occupied as habitable accommodation or as an independent dwelling.

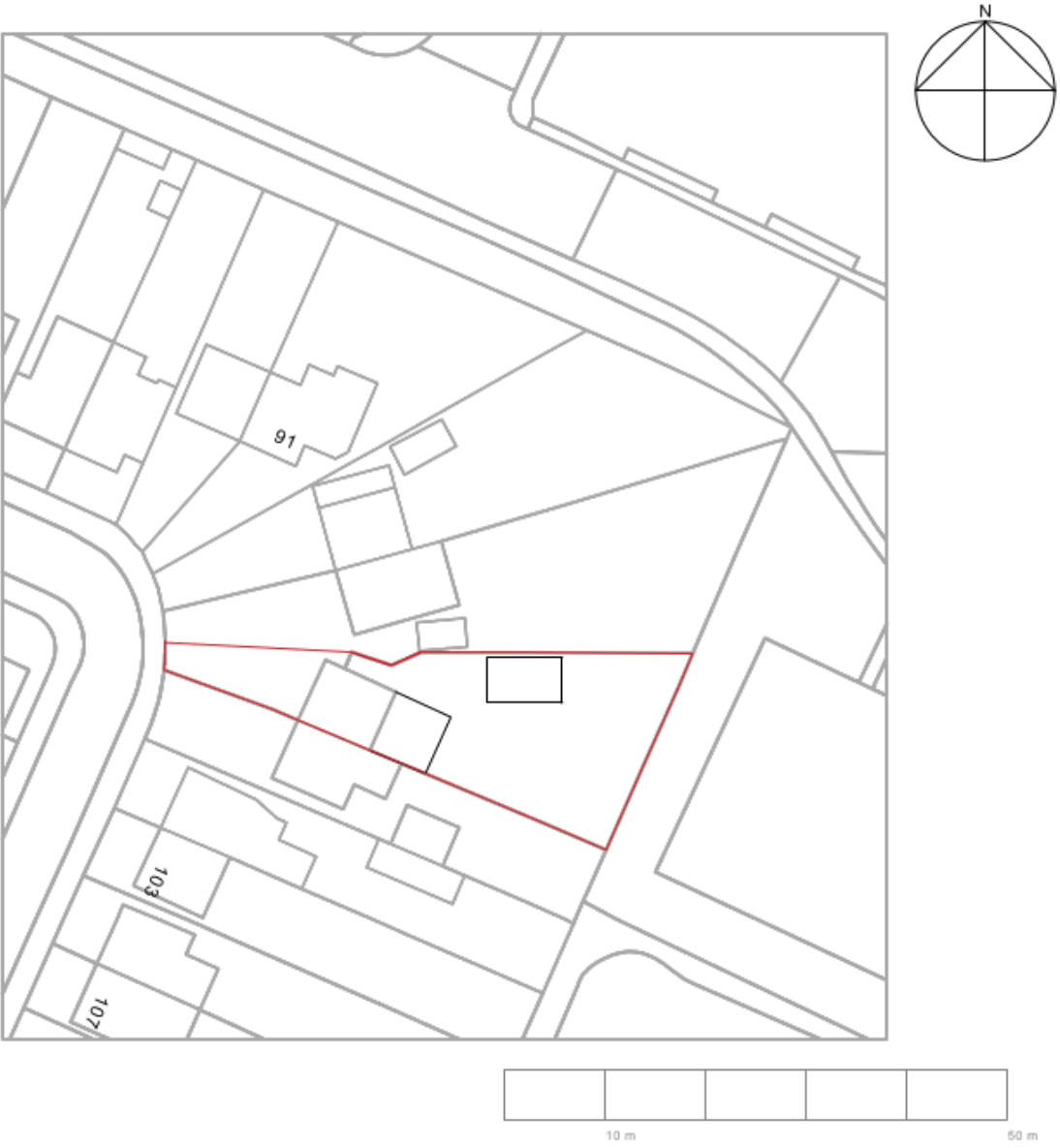
Reason: To safeguard the amenities of neighbouring properties and to prevent any other uses which may not be suitable for the site or context, in accordance with Policies QD6.2 and QD6.4 of the Watford Local Plan 2021-2038.

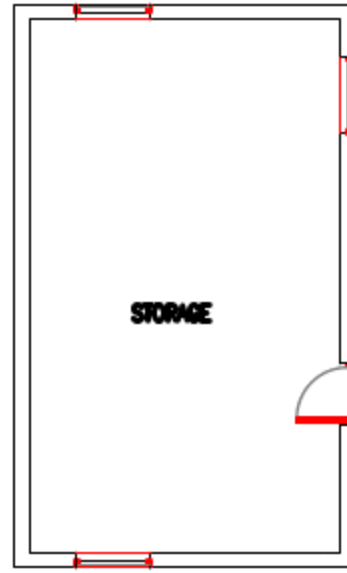
### Informatives

1. IN907 – Positive and proactive statement

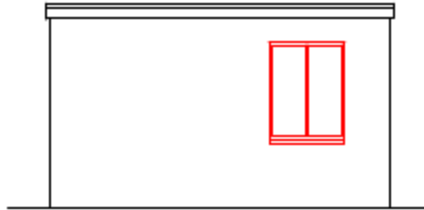




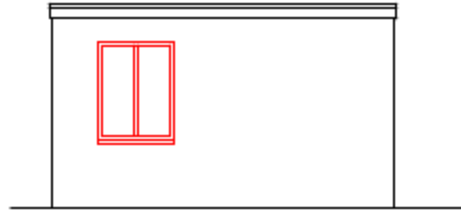




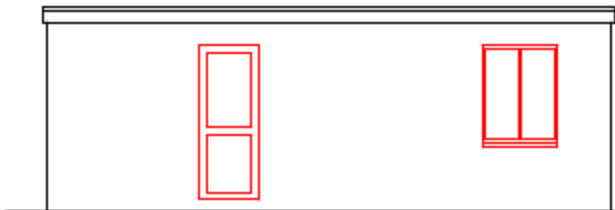
FLOOR PLAN



REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION

## Agenda Item 7

<b>Committee date</b>	Tuesday 5 December 2023
<b>Application reference</b>	23/00626/FULM - Land To The North Of Thomas Sawyer
<b>Site address</b>	Way
<b>Proposal</b>	Redevelopment of site to provide a self-storage facility (B8 Use), with associated access, parking, circulation areas and landscaping.
<b>Applicant</b>	Safestore Ltd
<b>Agent</b>	Planning Potential
<b>Type of Application</b>	Full Planning Permission
<b>Reason for committee Item</b>	Major Application
<b>Target decision date</b>	Wednesday 1 November 2023
<b>Statutory publicity</b>	Watford Observer, Neighbour Letters and Site Notice
<b>Case officer</b>	Andrew Clarke, andrew.clarke@watford.gov.uk
<b>Ward</b>	Vicarage

### 1. Recommendation

- 1.1 That planning permission be granted subject to conditions as set out in section 8 of this report.

### 2. Site and surroundings

- 2.1 The application site relates to a 0.34 hectare vacant site to the north of Thomas Sawyer Way at the junction of Wiggshall Road. The site is part of the Riverwell development, a joint venture between Kier Group and Watford Borough Council, which involves regenerating land to create residential, office, retail, leisure, industrial and hotel space. Thomas Sawyer Way and the subject site was laid out in 2016 as part of a wider masterplan for the area.
- 2.2 Directly abutting the site to the north are established industrial areas. Wiggshall Road bounds the site to the east, with a BP petrol station sited on the opposite side. To the south-east is Oxhey Park. To the south on the opposite side of Thomas Sawyer Way is Trade City which was laid out in the masterplan for the area and is comprised of industrial and commercial uses. To the west of the site is a disused former railway line which now forms a safeguarded transport route. The nearest residential properties are located approximately 100m to the north-west on Cardiff Road.
- 2.3 The subject site is designated for Employment Use in the Watford Local Plan. Relevant designation EM02 notes that the site is suitable for industrial uses and may include one or more of the uses defined within the following Use

Classes: B2 general industrial, B8 storage and distribution, E(g)(ii) research and development, E(g)(iii) industrial processes.

- 2.4 The site is not within or close to a conservation area, nor does it contain any listed buildings or is within the setting of any listed buildings. The site contains no trees, the only greenery are shrubs which have grown since 2016. The site is within Source Protection Zone 1. This Environment Agency designation covers the River Colne basin identifying the catchment areas of sources of potable (drinking) water. The site is therefore highly sensitive to contamination. The site is also within both flood zones 1 and 2 of the Environment Agency's Flood Map for Planning.

### **3. Summary of the proposal**

#### **3.1 Proposal**

- 3.2 Redevelopment of site to provide a self-storage facility (B8 Use) for occupation by Safestore, with associated access, parking, circulation areas and landscaping.

- 3.3 The floor plans show that the proposed building would have a total gross internal floorspace of 1623sqm, however this figure could be significantly increased to 7666sqm through the use of demountable mezzanine floors. The self-storage facility would be open 24 hours a day, 7 days a week.

- 3.4 The main entrance and access to the building would be on the western side elevation. 10 car parking spaces (including 2 disabled spaces) and 8 cycle spaces would be provided.

#### **3.5 Conclusions**

- 3.6 The proposed self-storage facility is compatible with the industrial uses specified in Policy EM4.1 of the Local Plan. It would create employment floorspace on a vacant site. Furthermore, there is potential to increase the floorspace in future to 7666sqm through the use of demountable mezzanine floors. This increase in floorspace would intensify and make more effective use of employment land, which supports the objectives in Policies EM4.1 and EM4.2 of the Local Plan.

- 3.7 The scale and design of the proposed building would be appropriate to its industrial context. The proposed external materials and fenestration arrangement would provide an acceptable appearance. The use of external

glazing provides some degree of activity and interaction to the public highway in this prominent location.

- 3.8 The provision for electric vehicle charging, cycle storage and car parking accords with the standards in the Local Plan. Trip generation associated with the proposal would be modest due to the nature of the use and the restrained level of on-site parking and so there would not be a significant impact on the local highway network.
- 3.9 A BREEAM pre-assessment has been submitted with the application, which indicates that it would be possible to achieve an 'excellent' standard.
- 3.10 Biodiversity would be enhanced through additional native planting, including trees. Insofar as other environmental matters are concerned, technical reports have been submitted which demonstrate that matters relating to land contamination and sustainable drainage could be adequately addressed through planning conditions.
- 3.11 It is therefore concluded that the proposed development accords with the development plan as a whole and so it is recommended for approval.

#### **4. Relevant policies**

- 4.1 Members should refer to the background papers attached to the agenda. These highlight the policy framework under which this application is determined. Specific policy considerations with regard to this particular application are detailed in section 6 below.

#### **5. Relevant site history/background information**

- 5.1 A pre-application request for the redevelopment of site to provide a self-storage facility was submitted in September 2021. Meetings were held and a written response was issued in March 2022. The principle of the development was supported subject to further details on design and landscaping.
- 5.2 The site was used temporarily for Covid testing in 2020 / 2021. Prior to the 1970's the site formed part of wider railway lands.

#### **6. Main considerations**

- 6.1 The main issues to be considered in the determination of this application are:
  - (a) Principle of the development

- (b) The effect of the proposal on the character and appearance of the area
- (c) The effect on neighbouring properties
- (d) Access, parking and highway matters
- (e) Sustainability
- (f) Biodiversity
- (g) Land contamination
- (h) Surface water drainage

6.2 (a) Principle of the development

The application site is located within the Colne Valley Strategic Development Area (CVSDA). Policy CDA2.3 of the Local Plan sets out strategic objectives for the wider area and identifies that the CVSDA is designated to facilitate transformative and co-ordinated change around the River Colne and Lower High Street Area. The proposed use of the site accords with the Local Plan designation which states that the site is suitable for industrial uses including B8 storage and distribution.

6.3 Policy EM4.1 of the Watford Local Plan states that proposals for new employment floorspace will be supported where they contribute towards meeting the identified employment need in the borough and the Functional Economic Area. The Local Plan makes provision for 25,206sqm net additional industrial floorspace (Use Classes B2, B8, E(g)(ii) and E(g)(iii)). The Policy states that sustainable growth will be supported by, amongst other things, ensuring employment land is intensified to make the most effective use of the land. Policy EM4.2 contains similar objectives to contribute to the identified need for industrial land.

6.4 The proposed self-storage facility (Use Class B8) is compatible with the industrial uses specified in Policy EM4.1. The proposed development would create employment floorspace on a vacant site. Furthermore, the Planning Statement notes that in order to accommodate sustainable growth of the business, there is potential to increase the internal floorspace in future to 7666sqm through the use of demountable mezzanine floors.

6.5 As such, the increase in quantum of employment floorspace within the Industrial Area meets the objectives in the Local Plan to intensify and make the most effective use of employment land. The proposal is therefore acceptable in principle.

6.6 (b) The effect of the proposal on the character and appearance of the area

The proposed building comprises a roughly rectangular form with a glazed chamfered corner addressing the junction of Thomas Sawyer Way and

Wiggenhall Road. The building would largely fill the site with soft landscaping buffers to the public realm.

- 6.7 The building would be 14.8 metres high, though the upper element would be set back with the external walls fronting the public realm being 11.9 metres high. The setback upper elements reduce the dominance of the building and relates to the design and massing of Trade City industrial development on the opposite side of Thomas Sawyer Way.
- 6.8 The external elevations would be articulated through the use of brickwork and glazing with grey and blue cladding. The ends of the building would be finished in brickwork, with predominantly grey cladding to the middle and rear elevations of the building. Letters spelling “Safestore Self Storage” would be displayed on all four elevations. Given the industrial designation of the site, it is considered that opportunities for the building to integrate with the public realm have been maximised through the use of external glazing which provides some degree of activity and interaction.
- 6.9 Furthermore, the proposed landscaping scheme would include new native planting and trees on the Wiggenhall Road and Thomas Sawyer Way frontages, which would aid the setting of the building and improve the visual amenity of the street scene.
- 6.10 For the above reasons, the proposal would maintain the character and appearance of the surrounding area, in accordance with Policies QD6.2 and QD6.4 of the Local Plan.
- 6.11 (c) The effect on neighbouring properties  
The nearest residential properties are located approximately 100m to the north-west on Cardiff Road. This measurement is taken across the adjoining industrial areas and the safeguarded railway line. Given this distance the Council’s Environmental Health department is satisfied that the development would not have a significant adverse effect on the living conditions of the occupiers of residential properties.
- 6.12 The proposed building would be between 1 and 4 metres from the rear boundary. The scale of the building would therefore cause some overshadowing to the industrial buildings within the Wiggenhall Industrial Estate which backs onto the site, however, this impact on a designated industrial area is not considered unacceptable.
- 6.13 (d) Access, parking and transport matters



The parking area would be served by the existing junction with Thomas Sawyer Way which was laid out in 2016. This junction also provides access to land which forms part of the safeguarded transport route, which would not be impacted by this proposal. Having regard to the nature of the proposed use and the restrained amount of on-site parking, the traffic generation arising from the proposal would not cause a significant impact on the local highway network. The Highway Authority raised no objection to the proposal.

- 6.14 The provision of 10 parking spaces, including 2 disabled spaces, accords with the maximum parking standard of 1 space per 150sqm as set out in Appendix E of the Local Plan. Active electric vehicle charging infrastructure for 2 parking spaces would be provided, with the remainder having passive provision. This meets the requirement of Policy ST11.5 of the Local Plan.
- 6.15 Appendix D of the Local Plan states that for a Class B8 use, a minimum of 1 cycle space per 500sqm should be provided for employees and 1 cycle space per 1,000sqm for visitors. Based on the minimum this equates to 6 spaces. Enlarging the gross internal floorspace of the building would raise this cycle parking requirement, however, the 8 spaces proposed is appropriate given the nature of the use, whereby journeys by bicycle are likely to be limited. This provision is therefore considered acceptable.
- 6.16 Having regard to the above considerations, the transport impacts of the proposal are acceptable.
- 6.17 (e) Sustainability  
A BREEAM pre-assessment has been submitted with the application, which indicates that it would be possible to achieve an 'excellent' standard. A planning condition to require the submission of a Compliance Certificate for approval should be imposed in accordance with Policy CC8.2 of the Local Plan.
- 6.18 (f) Biodiversity  
The existing site is comprised of hardstanding and is partially covered by shrubs which have grown since the site was laid out in 2016. A detailed landscaping plan has been submitted which shows soft landscaping around the building comprised of 26 trees with shrubs and hedgerows. The Biodiversity Impact Assessment indicates that a 14.3% net gain in biodiversity would be achieved. This figure exceeds the 10% requirement of Local Plan Policy NE9.8.
- 6.19 (g) Land contamination  
Prior to the 2016 redevelopment, the subject site formed open land. Before the 1970's it formed part of railway lands. The applicant has submitted

documents relating to contamination which have been reviewed by the Environment Agency. Subject to conditions, they have no objection to the proposal.

6.20 (h) Surface water drainage

Hertfordshire County Council, the Lead Local Flood Authority have reviewed the submission and are satisfied with the proposal subject to conditions. Concern was raised with the lack of an in-principle agreement with Thames Water for the potential for connection to the sewer under Thomas Sawyer Way. Thames Water were consulted and raised no objection.

**7 Consultation responses**

**7.1 Statutory consultees and other organisations**

<b>Name of Statutory Consultee / Other Organisation</b>	<b>Comment</b>
Environment Agency	No objection subject to conditions.
Health and Safety Executive	No objection.
Hertfordshire County Council (Growth & Infrastructure)	No objection.
Hertfordshire County Council (Highways Authority)	No objection subject to conditions.
Hertfordshire County Council (Lead Local Flood Authority)	No objection subject to conditions.
Thames Water	No objection.
Affinity Water	No objection subject to conditions.

**7.2 Internal Consultees**

<b>Name of Internal Consultee</b>	<b>Comment</b>
Environmental Health Contamination	No objection given distance to nearest residential dwellings.
Waste and Recycling	No objection.
Arboricultural Officer	No objection. Satisfied with landscaping plan.

**7.3 Interested Parties**

Letters were sent to 7 properties in the surrounding area. 2 responses were received in objection.

One response was received in objection from Multitrades Windows and Doors

who occupy a neighbouring unit within the Wiggshall Industrial Estate. Concern was raised with the effect of the proposal on the character and appearance of the area, the effect on neighbouring properties and surface water drainage. These matters are addressed in sections (b), (c) and (h) of this report.

The second response was neutral in stance requesting the provision of fire hydrants by condition. Fire safety is covered by building regulations therefore this condition is considered unnecessary.

## **8 Recommendation**

That planning permission be granted subject to the conditions listed below:

Conditions

### **1. Time Limit**

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

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

### **2. Approved Drawings and Documents**

The development hereby permitted shall be carried out in accordance with the following approved drawings:

- Site Location Plan. Drawing number: 4697-00. Rev: A
- Proposed Site Plan. Drawing number: 4697-SK06(PL). Rev: U
- Proposed Floor Plans. Drawing number: 4697-SK10(PL). Rev: C
- Proposed Contextual Sections / Elevations. Drawing number: 4697-SK15(PL). Rev: O
- Proposed Contextual Sections / Elevations. Drawing number: 4697-SK16(PL). Rev: J
- Proposed Site Plan Materials. Drawing number: 4697-SK17(PL). Rev: J
- Proposed Lower Ground Floor Plan. Drawing number: 4697-SK21(PL). Rev: A
- Proposed Upper Ground Floor Plan. Drawing number: 4697-SK22(PL). Rev: A
- Proposed Roof Plan. Drawing number: 4697-SK23(PL). Rev: -

- Proposed Elevations. Drawing number: 4697-SK24(PL). Rev: E
- Proposed Section. Drawing number: 4697-SK27(PL). Rev: C
- Proposed Plan Fence Treatment. Drawing number: 4697-SK28(PL). Rev: D
- Arboricultural Impact Assessment. Drawing number: 002
- Landscape Plan. Drawing number: 1303. Rev: J
- Stormwater Drainage Design. Drawing number: 22073-SWD-DP-01. Rev: P05
- Tree Survey Plan: Drawing number: 002

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Local Lead Flood Authority - Drainage Details

No development shall commence until detailed drainage calculations and construction drawings of the surface water drainage network, associated sustainable drainage components, flood resilient/resistant measures and flow control mechanisms and a construction method statement have been submitted and agreed in writing by the local planning authority. The scheme shall then be constructed as per the agreed drawings, method statement and FRA & Drainage Strategy (reference 22073-FRA-TN-02 Rev C01, dated 16/10/23 prepared by Water Environment Ltd) and remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and policies of the Watford Local Plan 2021-2038.

4. Local Lead Flood Authority - Surface Water Management Plan

No development shall commence until a detailed construction phase surface water management plan for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be carried out in accordance with the approved details.

Reason: To ensure that the construction of the site does not result in any flooding both on and off site and that all Surface water Drainage features are adequately protected.

5. Local Lead Flood Authority - Survey and Verification Report

Upon completion of the surface water drainage system, including any SuDS features, and prior to the first use of the development, a survey and verification report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 3. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and policies of the Watford Local Plan 2021-2038 .

#### 6. Local Lead Flood Authority - Details of Maintenance and Management

The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- i. a timetable for its implementation.
- ii. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
- iii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new

dwelling and not increased in accordance with NPPF and policies of the Watford Local Plan 2021-2038.

#### 7. Environment Agency - Development on land affected by contamination

No development shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, 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:
  - all previous uses.
  - potential contaminants associated with those uses.
  - a conceptual model of the site indicating sources, pathways and receptors.
  - 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.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 174 of the NPPF.

#### 8. Environment Agency - Verification Report

Prior to the development being brought into use, 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.

Reason: To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 174 of the NPPF.

9. Environment Agency - Long-term monitoring

The development hereby permitted shall not 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.

Reason: To ensure that the site does not pose any further risk to the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures. This is in line with paragraph 174 of the NPPF.

10. Environment Agency - Previously Unidentified Contamination

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.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 174 of the NPPF.

11. Environment Agency - SuDS Infiltration of surface water into ground

No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the

risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with paragraph 174 of the NPPF.

12. Environment Agency - Piling/boreholes/tunnel shafts/ground source heating and cooling systems – lack of information – details to be agreed

Piling and other foundation designs using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development does not harm groundwater resources in line with paragraph 174 of the NPPF and 'The Environment Agency's approach to groundwater protection'.

13. Affinity Water - Contamination through Ground Works

No works involving excavations (e.g. piling or the implementation of a geothermal open/closed loop system) shall be carried until the following has been submitted to and approved in writing by the Local Planning Authority:

- i) An Intrusive Ground Investigation to identify the current state of the site and appropriate techniques to avoid displacing any shallow contamination to a greater depth.
- ii) A Risk Assessment identifying both the aquifer and the abstraction point(s) as potential receptor(s) of contamination including turbidity.
- iii) A Method Statement detailing the depth and type of excavations (e.g. piling) to be undertaken including mitigation measures (e.g. turbidity monitoring, appropriate piling design, off site monitoring boreholes etc.) to prevent and/or minimise any potential migration of pollutants including turbidity or existing contaminants such as hydrocarbons to public water supply. Any excavations must be undertaken in accordance with the terms of the approved method statement.
- iv) A Piling Risk Assessment identifying both the aquifer and the abstraction point(s) as potential receptor(s) of contamination.
- v) A Monitoring Plan for parameters (including turbidity) within a borehole at a location between the site and the abstraction point.



The applicant or developer shall notify Affinity Water of excavation works 15 days before commencement in order to implement enhanced monitoring at the public water supply abstraction and to plan for potential interruption of service with regards to water supply.

Reason: Excavation works such as piling have the potential to cause water quality failures due to elevated concentrations of contaminants through displacement to a greater depths and turbidity generation. Increased concentrations of contaminants, particularly turbidity, impacts the ability to treat water for public water supply.

#### 14. Affinity Water - Contamination during construction

If, during development, contamination not previously identified is found to be present at the site, then no further development 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 in consultation with Affinity Water. The remediation strategy shall be implemented as approved with a robust pre and post monitoring plan to determine its effectiveness.

Reason: To ensure that the development does not contribute to unacceptable concentrations of pollution posing a risk to public water supply from previously unidentified contamination sources at the development site and to prevent deterioration of groundwater and/or surface water.

#### 15. Affinity Water - Contamination through Surface Water Drainage

No development shall commence until details of a Surface Water Drainage Scheme that prevents contamination of any public water supply abstractions present has been submitted to and approved in writing by the Local Planning Authority.

Reason: Surface water drainage can mobilise contaminants into the aquifer through infiltration in areas impacted by ground contamination. Surface water also has the potential to become contaminated and can enter the aquifer through open pathways, either created for drainage or moved towards existing open pathways where existing drainage has reached capacity. All have the potential to impact public water supply.

#### 16. Hard Landscaping

Prior to occupation of the development all hard landscaping as detailed in the Proposed Site Plan Materials. Drawing number: 4697-SK17(PL). Rev: J has been completed.

Reason: In the interests of the visual appearance of the site, in accordance with Policies QD6.2 and QD6.4 of the Watford Local Plan 2021-2038.

#### 17. Soft Landscaping

No later than the first available planting and seeding season after occupation of the development all soft landscaping as detailed in the Landscape Plan. Drawing number: 1303. Rev: J should be completed. Any trees or shrubs whether new or existing which 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.

Reason: In the interests of the visual appearance of the site, in accordance with Policies QD6.2 and QD6.4 of the Watford Local Plan 2021-2038.

#### 18. External Lighting

Prior to the first occupation of the development hereby approved, full details of an external lighting scheme (including location, design, illuminance levels, and illuminance contour plans) shall be submitted to and approved in writing by the Local Planning Authority. No external lighting shall be installed on the site other than that shown on the approved lighting scheme.

Reason: In the interests of the visual appearance of the site and the wider area, in accordance with Policies QD6.2 and QD6.4 of the Watford Local Plan 2021-2038.

#### 19. Plant

Prior to the first occupation of the development hereby approved, details of all new external plant or machinery shall be submitted to and approved in writing by the Local Planning Authority. In respect of any plant that emits sound, details shall include appropriate noise assessments carried out in accordance with BS4142 and undertaken by appropriately qualified technical consultants. The noise assessment shall include details of any necessary mitigation, which shall be installed prior to the plant being brought into operation.

Reason: To prevent noise disturbance and in the interests of the amenity of the area, in accordance with Policy CC8.5 of the Watford Local Plan 2021-2038.

#### 20. Access/parking layout

Prior to the first occupation of the development hereby approved, the vehicular access and on-site parking layout shall be implemented in accordance with the approved plans. The vehicular access and parking layout shall be retained at all times thereafter.

Reason: To ensure that satisfactory access and parking arrangements are provided in the interests of highway safety.

#### 21. Electric vehicle charging

Prior to the first occupation of the development hereby approved, active electric vehicle charging points for 2 parking spaces and passive infrastructure for the remaining 8 spaces shall be provided. The electric charging infrastructure shall be retained at all times thereafter.

Reason: To ensure that the proposed development achieves high levels of sustainability, in accordance with Policy ST11.5 of the Watford Local Plan 2021-2038.

#### 22. Cycle parking

Prior to the first occupation of the development hereby approved, cycle storage for 8 cycles shall be provided in accordance with the approved plans. The cycle storage facilities shall be retained at all times thereafter.

Reason: To ensure that the proposed development encourages a modal shift towards sustainable transport patterns, in accordance with Policy ST11.4 of the Watford Local Plan 2021-2038 .

#### 23. BREEAM Certificate

Within 6 months of the date of completion of the development hereby approved, a certificate to certify that the BREEAM Excellent standard has been achieved in accordance with the BREEAM 2018 Pre-Assessment Report Revision Issue 5 prepared by Synergy dated 10 October 2023 shall be submitted to and approved in writing by the Local Planning Authority.

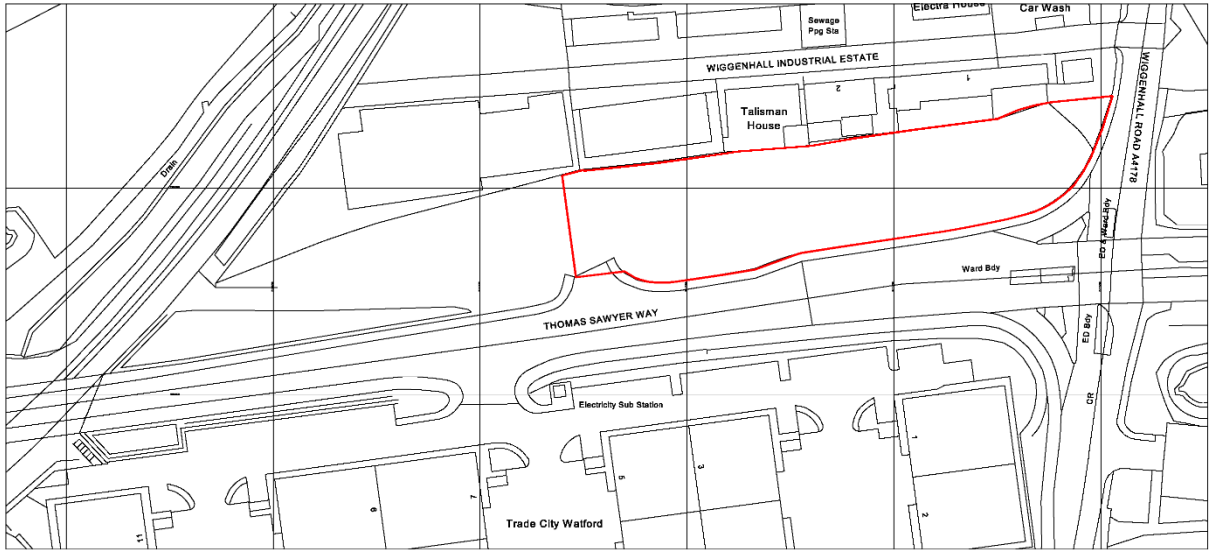
Reason: To ensure high quality and sustainable construction methods, in accordance with Policy CC8.2 of the Watford Local Plan 2021-2038.

#### 24. Materials

The external surfaces of the development hereby approved shall be finished in the materials specified on the approved drawings, unless otherwise agreed in writing by the Local Planning Authority.

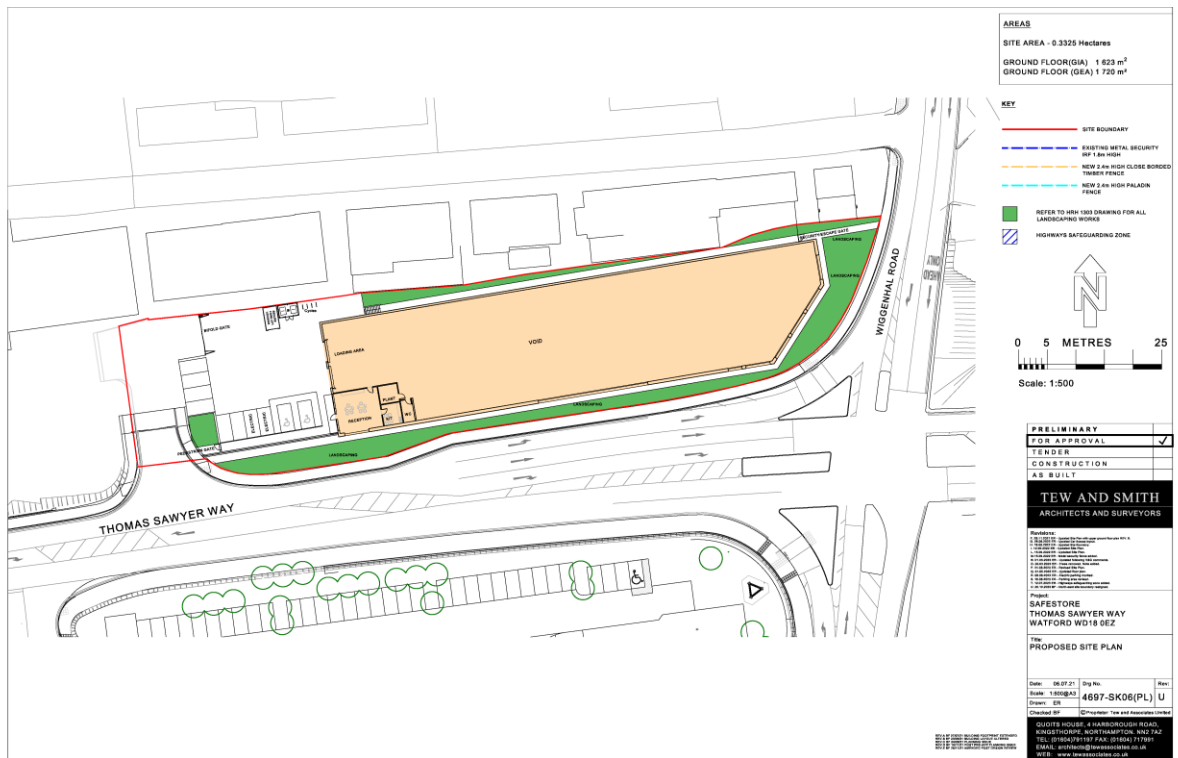
Reason: In the interests of the visual appearance of the building and the character and appearance of the area, in accordance with Policies QD6.2 and QD6.4 of the Watford Local Plan 2021-2038.

# Site Location Plan

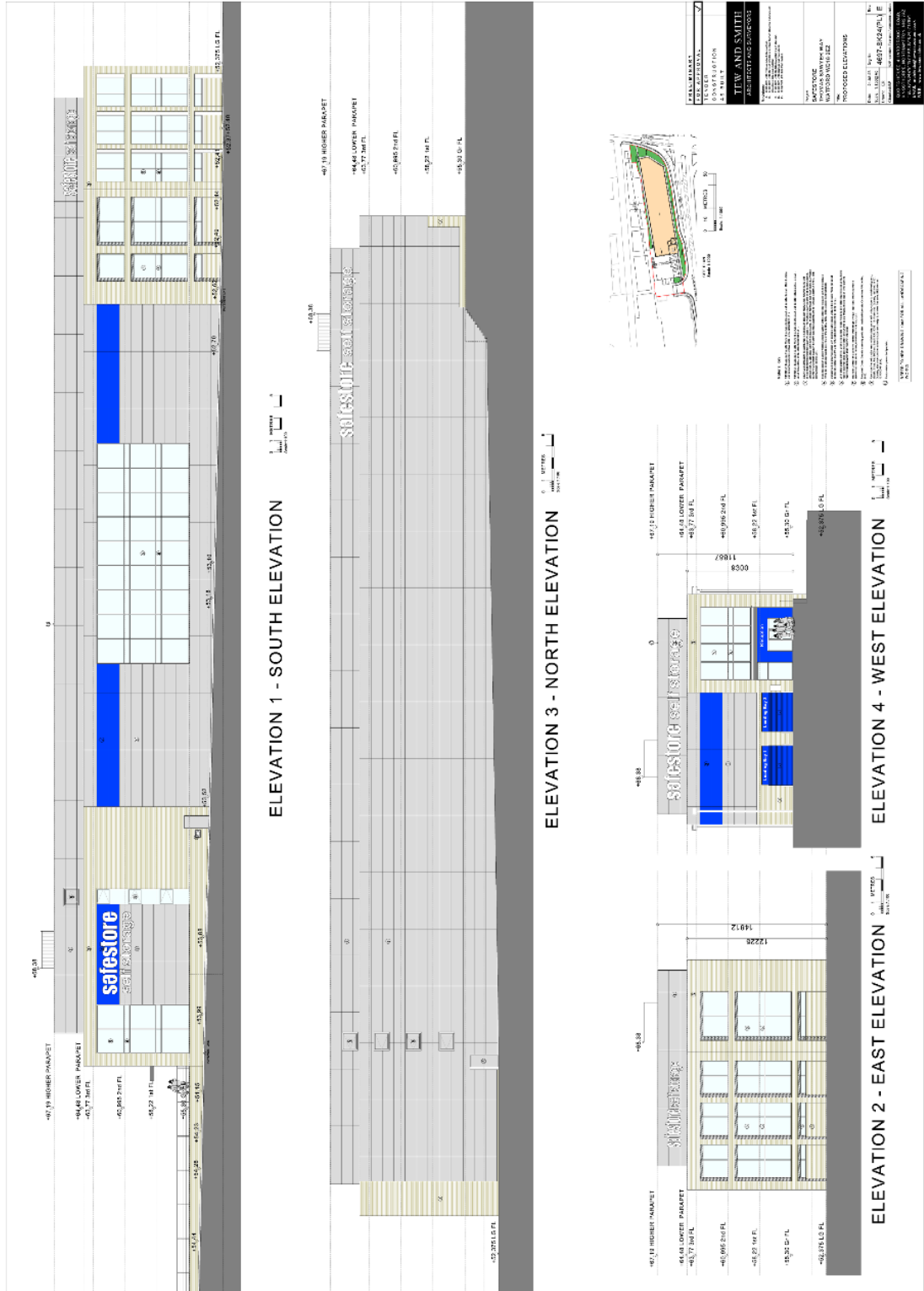


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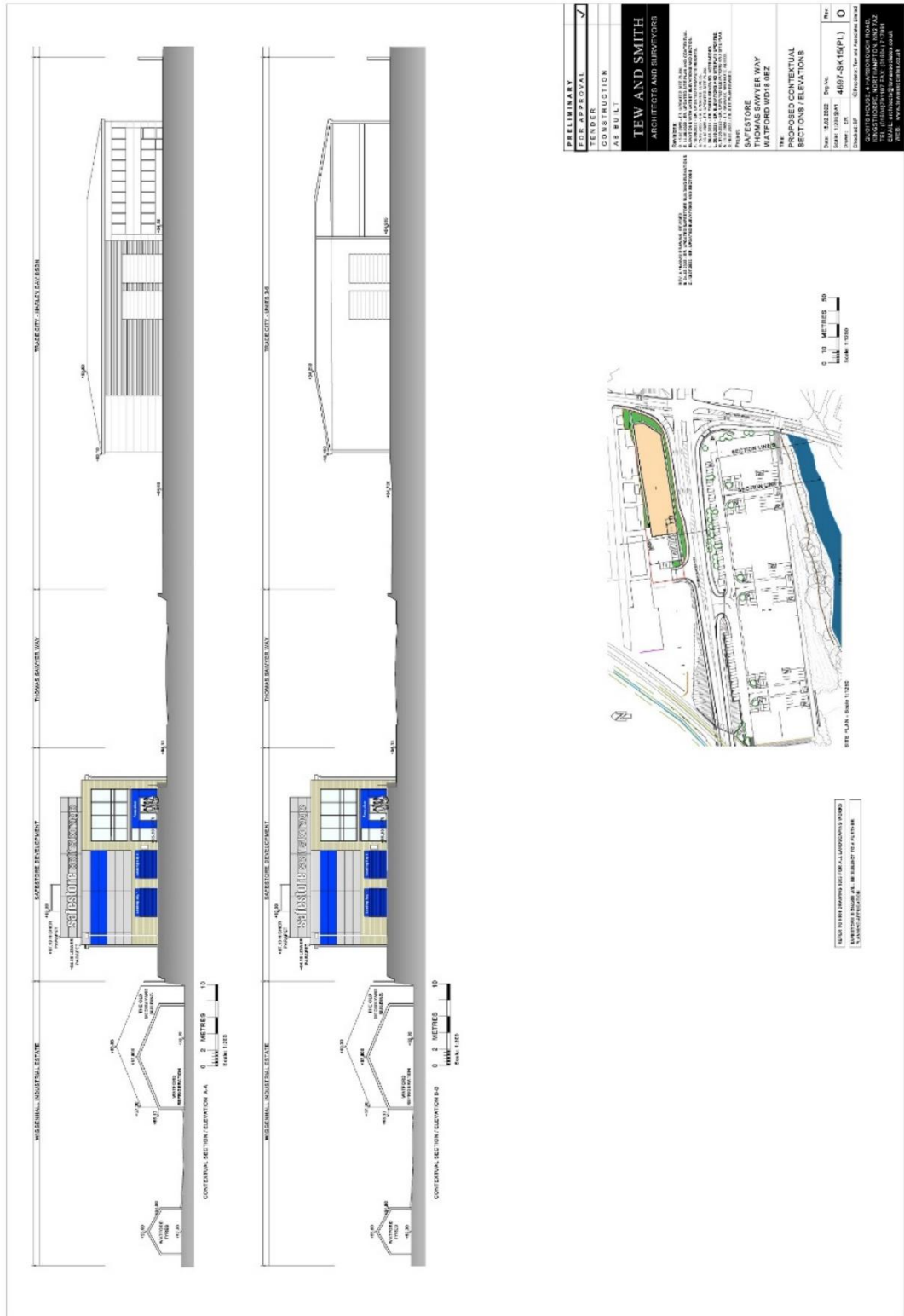
# Proposed Site Plan



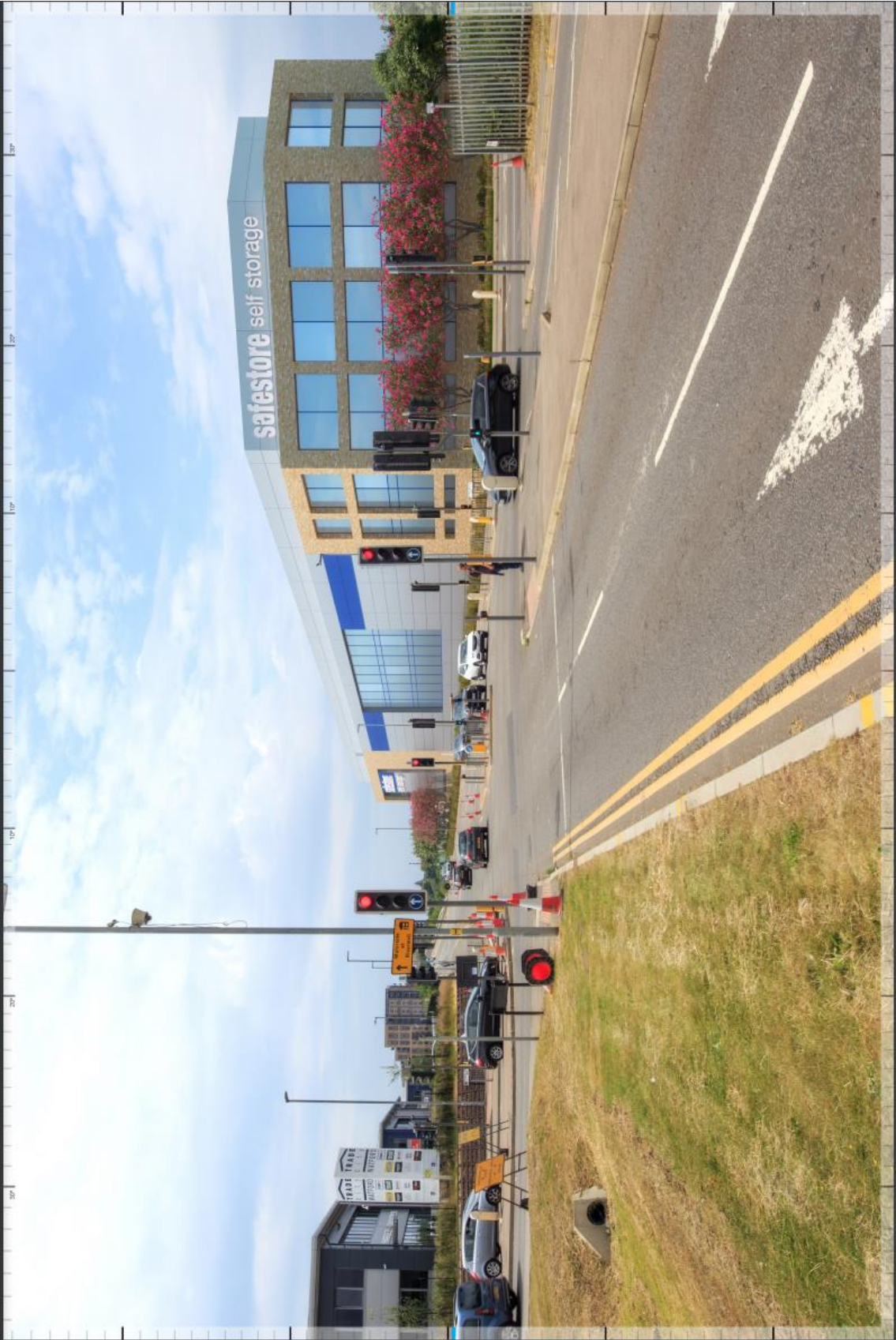
# All Elevations



# Sections Across Thomas Sawyer Way

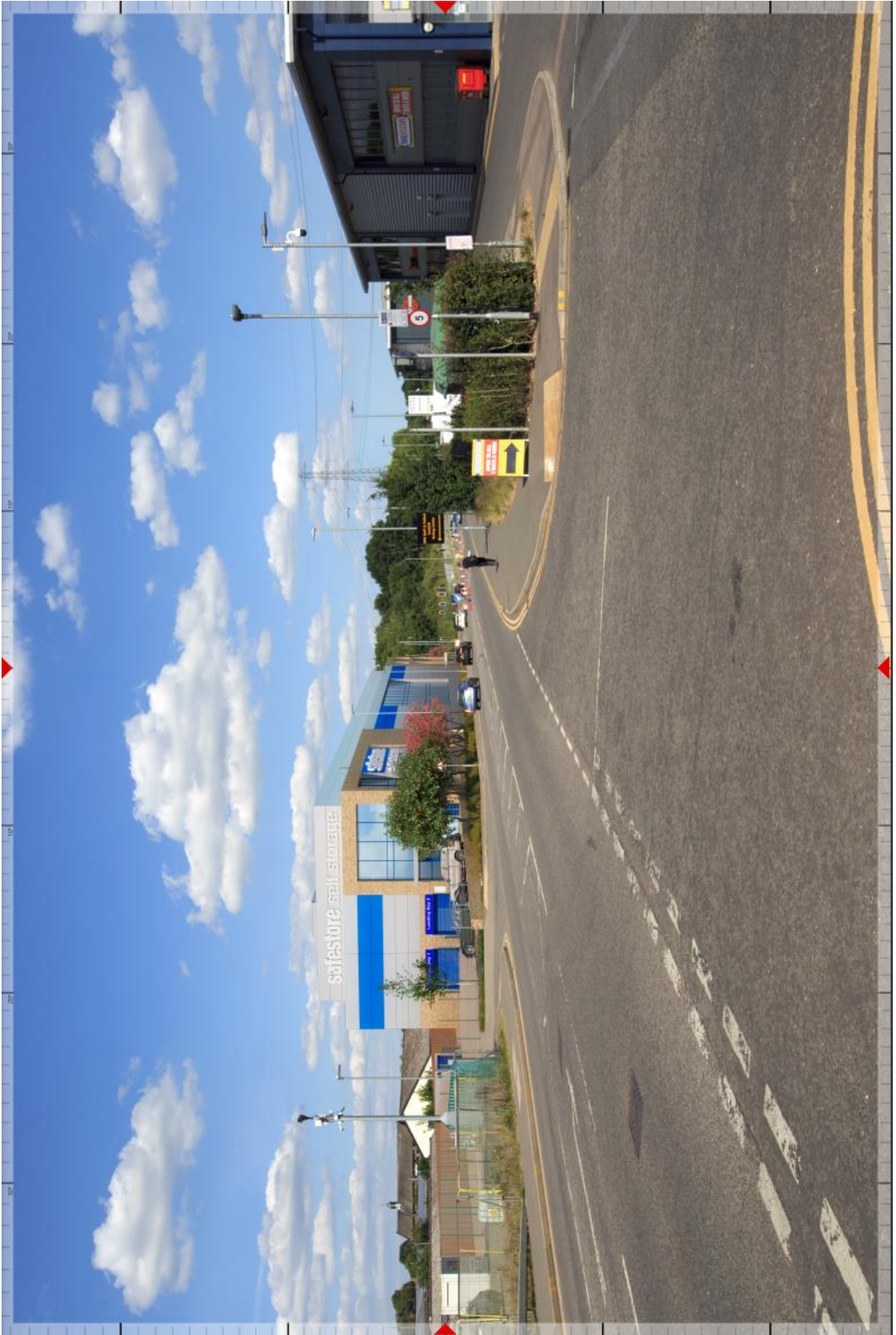


CGI looking west along Thomas Sawyer Way at junction of Wiggenhall Road





CGI looking east along Thomas Sawyer Way



## Agenda Item 8

<b>Committee date</b>	Tuesday, 5 December 2023
<b>Application reference</b> <b>Site address</b>	23/00936/VAR - Land At Lych Gate
<b>Proposal</b>	Variation of Condition 2 (approved drawings) of planning permission 21/00304/FUL for demolition of existing garage block and construction of a two storey block of four flats, with associated parking, cycle and refuse storage, and landscaping. Increase in ridge height of the building and provision of bedroom accommodation in the roofspace with rooflights. Minor internal and external changes.
<b>Applicant</b>	Mr Shah, Lych Gate Limited
<b>Agent</b>	Dusek Design Associates Ltd
<b>Type of Application</b>	S73 Minor Material Amendment
<b>Reason for committee Item</b>	Number of objections
<b>Target decision date</b>	12 December 2023
<b>Statutory publicity</b>	Neighbour letters
<b>Case officer</b>	Paul Baxter, paul.baxter@watford.gov.uk
<b>Ward</b>	Woodside

### 1. Recommendation

The application is recommended for approval subject to the conditions in Section 8 of this report.

### 2. Site and surroundings

- 2.1 The application site is broadly rectangular in shape, measuring approximately 488sqm in area, and comprises of a row of 11no. single-storey garages orientated in a north-west to south-east alignment and an area of soft landscaping fronting Lych Gate. Vehicular access to this row of garages, as well as a further 27no. garages adjacent to the south of the site, is via a private driveway.
- 2.2 The application site is located on the southern side of Lych Gate, a residential cul-de-sac comprising of approximately 39no. flats (Cedar Court and Glebe Court). The area is residential in character and there is a consistent architectural topology across the cul-de-sac, with buildings exhibiting similar materials and scale of between two and three storeys.
- 2.3 The application site is not located within a conservation area and there are no statutory or locally listed buildings either on the site or within close proximity.

The site is not subject to any specific planning designations. The site falls within the Environment Agency's flood zone 1, the zone with the lowest probability of flooding.

### **3. Summary of the proposal**

#### **3.1 Proposal**

3.2 An application under section 73 of the Town and Country Planning Act 1990 (as amended) for a minor material amendment to the development approved under ref. 21/00304/FUL for the erection of 4 flats. The application seeks to amend the approved drawings under Condition 2 as follows:

- Increase the ridge height of the approved blocks by 1m.
- Amend the two approved first floor flats to duplex flats by the addition of an extra bedroom to each flat in the roofspace.
- Amending the first floor flats from 2 bed and 1 bed flats to 3 bed and 2 bed duplex flats respectively.
- Minor fenestration changes on the rear elevation including new rooflights to serve the bedrooms in the roofspace.
- Amending the provision of the bin and cycle stores serving the flats.

The site layout, building footprint, overall design and appearance of the building and the provision of 5 parking spaces all remain unchanged.

#### **3.3 Conclusion**

The site is allocated for housing (Site HS01) Watford Local Plan and already has planning permission for the erection of 4 flats. The proposed amendments to the approved development provide four good quality residential dwellings, in a building which is considered to respect the character and appearance of the area, without having any unacceptable impact on the living conditions of neighbouring properties, in accordance with the Development Plan. On-site parking for five cars to serve the development is retained as approved although exceeds the maximum parking standard of 1 space per dwelling set out in the Watford Local Plan. However, as this element of the approved scheme is not changing, this is acceptable.

### **4. Relevant policies**

4.1 Members should refer to the background papers attached to the agenda. These highlight the policy framework under which this application is determined. Specific policy considerations with regard to this particular application are detailed in section 6 below.

- 4.2 Paragraph 11 d) of the NPPF 2019 establishes the ‘presumption in favour of sustainable development’ and the principles of the ‘tilted balance’ that apply where a local planning authority cannot demonstrate a 5 year housing supply or have failed to deliver at least 75% of their housing requirement as part of the Housing Delivery Test. Where the tilted balance applies, decision makers should grant permission unless NPPF policies on protected areas or assets of particular importance provide a clear reason for refusing development or, any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, assessed against NPPF policies taken as a whole. The tilted balance has the effect of shifting the weight in the planning balance away from local policies and towards the NPPF.
- 4.3 The Council scored below 75% in the most recent Housing Delivery Test results and therefore the ‘tilted balance’ applies to the determination of this planning application.

## **5. Relevant site history/background information**

- 5.1 21/00304/FUL - Demolition of existing garage block. Construction of a two storey block of four flats, with associated parking, cycle and refuse storage, and landscaping. Planning permission granted 20 May 2021.

## **6. Main considerations**

- 6.1 The main issues to be considered in the determination of this application are:

- (a) Principle of development;
- (b) Scale and design;
- (c) Quality of residential accommodation;
- (d) Impact upon neighbouring residential amenity;
- (e) Highways, refuse and cycling provision; and
- (f) Trees and landscaping
- (g) Other matters

As the application is for minor material amendments under section 73, only those aspects of the approved scheme that are to be amended can be considered in determining this application.

- 6.2 (a) Principle of development  
The site is allocated for housing (Site HS01) in the Local Plan with an indicative yield of 5 units. Planning permission has also previously been granted for a development of 4 flats under planning permission 21/00304/FUL which

remains extant. The principle of residential development is therefore acceptable. The amended proposal will incorporate one 3 bed flat which accords with Policy HO3.2.

### 6.3 (b) Scale and design

The immediate area surrounding the application site consists predominantly of residential uses, with a consistency in terms of building design and scale. Link detached dwellinghouses feature along The Glebe to the west of the site, with flatted blocks of two and three storeys within the cul-de-sac of Lych Gate. The general materiality is uniform, comprising of red and yellow brickwork, uPVC windows and concrete roof tiles.

6.4 The approved building is two storeys with a rectangular footprint. It has a width of 23 metres and a depth of between 6.2 and 6.5 metres. The building would have a shallow pitched roof with gabled ends to either side. The ridge height of the roof is 8 metres and the eaves height is 5.6 metres. The scale and design of the building with pitched roofs and gable ends relates well to the surrounding built form of Lych Gate in terms of its character and appearance and the siting of the block maintains the building line established by the neighbouring blocks to the east and west of the site.

6.5 The current proposal maintains the approved siting and footprint of the approved building. The main change is to the roof with the eaves being raised by 75mm and the roof pitch being increased from 30° to 40°. This results in an increase in the height of the ridge by 1008mm. This change in the pitch of the roof and the ridge height would not be out of keeping with the character of the road as the two-storey semi-detached houses in the road have steeper roof pitches and higher relative ridgelines compared to the three storey blocks of flats. There are no other changes to the approved front elevation. On the rear elevation, one first floor window is removed (to accommodate the stairs to the roofspace) and a total of 12 rooflights are introduced in the rear roofspaces to serve the new accommodation in the roofspace.

6.6 Overall, the proposed changes will have no harmful impact on the character and appearance of the building, the streetscene in Lych Gate or the wider area.

### 6.7 (c) Quality of residential accommodation

As proposed amendments to the approved scheme will provide 4 flats as follows:

Ground floor Flat 1 – 1 bed, 2 person (as approved)

Ground floor Flat 2 – 2 bed, 3 person (as approved)

First floor Flat 3 duplex – 2 bed, 4 person

First floor Flat 4 duplex – 3 bed, 5 person

- 6.8 All of the flats will meet or exceed the Nationally Described Space Standard. All will remain as dual aspect with good levels of outlook, natural light and privacy. Each flat will have a private amenity area, as previously approved. These range in size from 24m<sup>2</sup> – 40m<sup>2</sup> and all exceed the minimum standard in Policy HO3.11.
- 6.9 (d) Impact upon neighbouring residential amenity  
Due to the siting of the building in relation to surrounding properties, the proposed amendments will have no materially greater impact on surrounding properties. The additional rooflights in the rear roofslopes will overlook the adjacent garages. The additional height of the ridgeline will have no additional impacts on sunlight or daylight.
- 6.10 (e) Highways, refuse and cycling provision  
The proposal retains 5 parking spaces as approved at the front of the site. Whilst this exceeds the maximum provision of 1 space per dwelling set out in the Local Plan, this element of the scheme remains unchanged. The siting of bin and cycle stores to serve the flats has been amended but remains acceptable.
- 6.11 The majority of the objections relate to inadequate parking provision and the existing parking problems experienced in Lych Gate and the adjoining roads. A parking stress survey was undertaken and submitted as part of the original planning application. The results of the parking stress survey revealed that the demand for on-street car parking did not exceed actual supply, with there being an average of 11no. spare spaces in the study area. The development proposals were not found to result in demand exceeding capacity on the local highway network and the 3no. displaced vehicles from the current on-street parking in front of the application site could be accommodated within existing capacity. The proposed amendments to the approved development do not result in the need for additional parking provision and, as referred to above, the approved provision of 5 spaces exceeds the current maximum standard in the Local Plan.
- 6.12 (f) Trees and landscaping  
A Norway Maple tree is sited on land adjacent to the site at 10-26 Cedar Court, which is designated as a Category B tree, with significant visual amenity value. At the time of the original application, the Council's Tree Manager assessed the proposals, finding that the proposed construction of the development would have limited impact to the root protection area (RPA) and

canopy extent of the tree. A condition was recommended and imposed requiring an updated Arboricultural Method Statement and Tree Protection Plan. Landscaping was proposed around the building and this remains unchanged.

#### 6.13 Other matters

The new Local Plan has been adopted since the original permission was granted. Policy HO3.10 requires all new housing to be built to comply with M4(2) of the Building Regulations and Policy CC8.3 requires a water efficiency target of 110 litres per person per day to be achieved. These can both be secured by condition. Policy ST11.5 requires electric vehicle charging points to be installed. This can also be secured by condition.

6.14 Pursuant to planning permission 21/00304/FUL, details have been submitted for the construction management plan (Condition 3), external materials (Condition 4), tree protection measures (Condition 5) and bin and cycle stores (Condition 8) under application ref. 23/00937/DISCON. Given the limited site area, the proposed construction management plan will minimise impacts during construction and is considered acceptable. The tree protection measures are also considered acceptable.

6.15 With regard to external materials, the existing 2 storey blocks comprise brown roof tiles with red multi bricks and cream render. The 3 storey blocks comprise brown roof tiles and buff bricks. All blocks have white windows and doors. The proposed materials for the new building include dark red multi plain roof tiles (Redland), red multi bricks (Freshfield Lane) and dark grey aluminium windows and doors. Whilst not seeking to replicate the existing materials, they will provide a complementary palette of materials to the existing varied materials seen in the road and are considered acceptable.

6.16 The bin stores are in timber with opening lids designed for individual bins. Triple bin stores are shown for each flat (general waste, dry recycling and garden waste). The cycle stores are in close boarded timber, being secure and weatherproof, and can each accommodate 3 cycles. One store is provided for each flat. These details are shown on submitted drawing no. 1445/P/1A and are considered acceptable.

## 7. Consultation responses received

### 7.1 Statutory consultees and other organisations

None required.

### 7.2 Internal Consultees

None required.

### 7.3 Interested parties

Letters were sent to 16 properties in the surrounding area. Responses have been received from 13 properties, 12 in objection and 1 in support. The main comments are summarised below, the full letters are available to view online:

<b>Comments</b>	<b>Officer response</b>
Impact on existing parking problems. Inadequate parking provision. Will generate more traffic. Loss of existing on-street parking and garages. Parking survey carried out was inadequate.	The existing parking provision remains as approved with the proposed 5 spaces exceeding the new standard in the Local Plan. The proposed amendments do not impact on parking provision. See paragraphs 6.9-6.11 of this report.
Inconsiderate parking causing difficulties for emergency vehicles.	This is not a matter that can be controlled through the planning system and is not a material consideration.
Roof pitch not in keeping with current properties. Proposed building not in keeping with the road.	The roof pitch and height reflects that of the surrounding properties, as shown in the streetscene elevations.
Overlooking of surrounding properties. Loss of sunlight.	See paragraph 6.9 of this report.

### 8. Recommendation

That planning permission be granted subject to the conditions below:

#### Conditions

1. The development to which this permission relates shall be begun before 20 May 2024.

Reason: To comply with the commencement time period of planning permission 21/00304/FUL.

2. The development hereby permitted shall be carried out in accordance with the following approved drawings:

1445/P/1A, 1445/P/2, 1445/P/3, 1445/P/4A, 1445/P/5A, 1445/P/6A



Reason: For the avoidance of doubt and in the interests of proper planning.

3. The development shall only be carried out in accordance with the approved construction management plan under ref. 23/00937/DISCON. The approved plan shall be implemented at all times during development works.

Reason: To minimise danger, obstruction and inconvenience to users of the highway, and for the free and safe movement of vehicles.

4. The development shall be carried out only in accordance with the approved external materials under application ref. 23/00937/DISCON.

Reason: In the interests of the character and appearance of the area, in accordance with Policies QD6.2 and QD6.4 of the Watford Local Plan 2021-2038.

5. The development shall only be carried out in accordance with the Arboricultural Method Statement and Tree Protection Plan by DCCLA (dated March 2021). The tree protection measures approved under this condition shall be implemented prior to the commencement of any works and shall be maintained as such at all times whilst the construction works take place.

Reason: To ensure the existing tree which makes a positive contribution to the visual amenity of the area is retained and not harmed by the development in accordance with Policy NE9.1 of the Watford Local Plan 2021-2038.

6. No development approved by this planning permission 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:
  - All previous uses;
  - Potential contaminants associated with those uses;
  - A conceptual model of the site indicating sources, pathways and receptors; 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.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

7. 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.

Reason: To ensure that the site does not pose any further risk to human health or the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures

8. Prior to the first occupation of the development hereby approved, full details of both hard and soft landscaping works, shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme, with the exception of the planting, shall be completed prior to any occupation of the development. The proposed planting shall be completed not later than the first available planting and

seeding season after completion of the development. Any new trees or plants which within a period of five years, 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.

Reason: In the interests of the visual appearance of the site in accordance with Policies NE9.1 of the Watford Local Plan 2021-2038.

9. No dwelling shall be occupied until the cycle stores and bin stores to each flat have been constructed in accordance with the proposed site layout and store details shown on drawing no. 1445/P/1A. The stores shall be retained as approved at all times thereafter.

Reason: To ensure adequate facilities are provided for the future occupiers.

10. Prior to the first occupation of the development hereby approved, electric vehicle charging points shall be installed to serve the 5 parking spaces and made available for use. The electric charging infrastructure shall be retained at all times thereafter.

Reason: To ensure that the proposed development achieves high levels of sustainability, in accordance with Policy ST11.5 of the Watford Local Plan 2021-2038.

11. 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.

Reason: To ensure that the development does not contribute to and is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site.

12. The two side-elevation windows at first floor level (facing east and west) shall be installed and retained with obscure-glazing and shall be non-opening other than in parts of the windows which are more than 1.7 metres above the internal floor level of the rooms in which the windows

are installed prior to first occupation and retained for the lifetime of the development.

Reason: To prevent overlooking and consequent loss of privacy to neighbouring premises.

13. The development hereby approved shall be constructed to meet the water efficiency optional requirement of 110 litres of water per person per day, as set out in The Building Regulations (2010) Approved Document G Requirement G2 and Regulation 36.

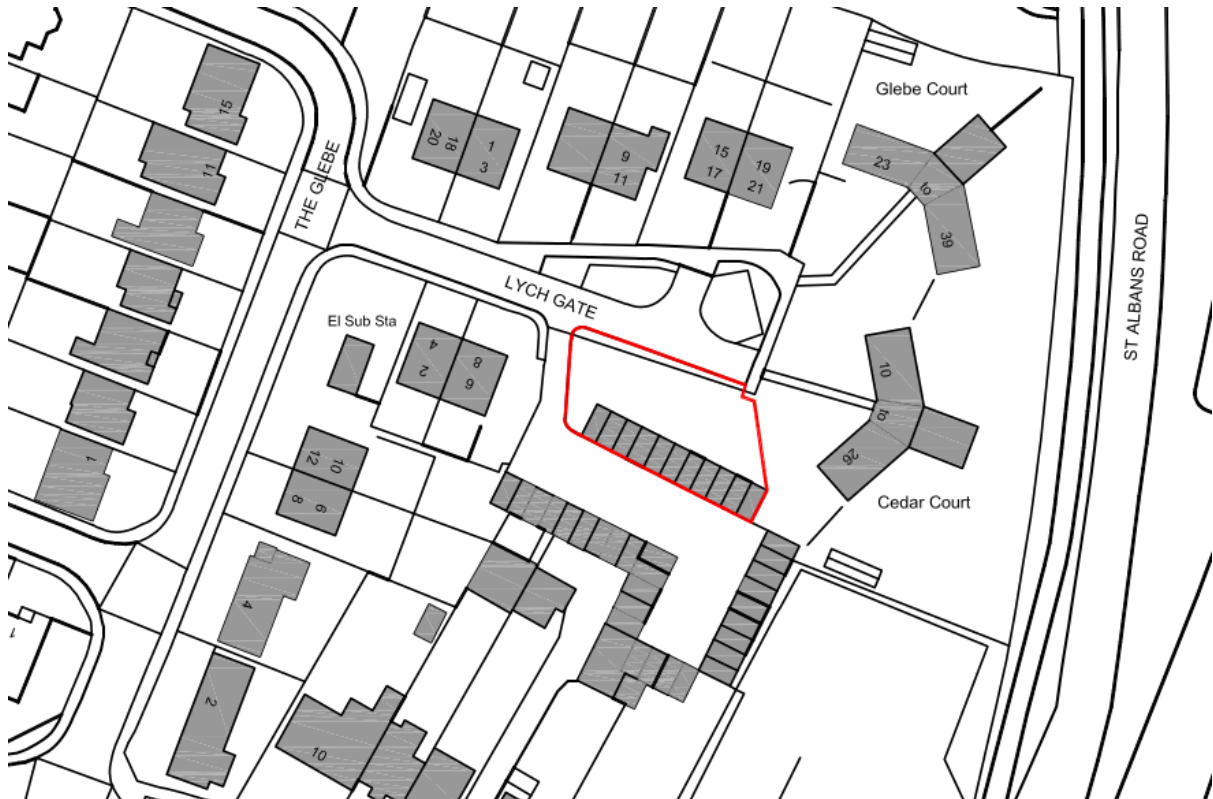
Reason: To minimise the environmental impact of the proposed development, in accordance with Policy CC8.3 of the Watford Local Plan 2021-2038.

14. The development hereby approved shall be constructed to The Building Regulations (2010) Access to and Use of Buildings, Approved Document M (2015 as amended), Volume 1: Dwellings, M4(2): Accessible and adaptable dwellings.

Reason: To meet the needs of older people and those with mobility issues, in accordance with Policy HO3.10 of the Watford Local Plan 2021-2038.

#### Informatives

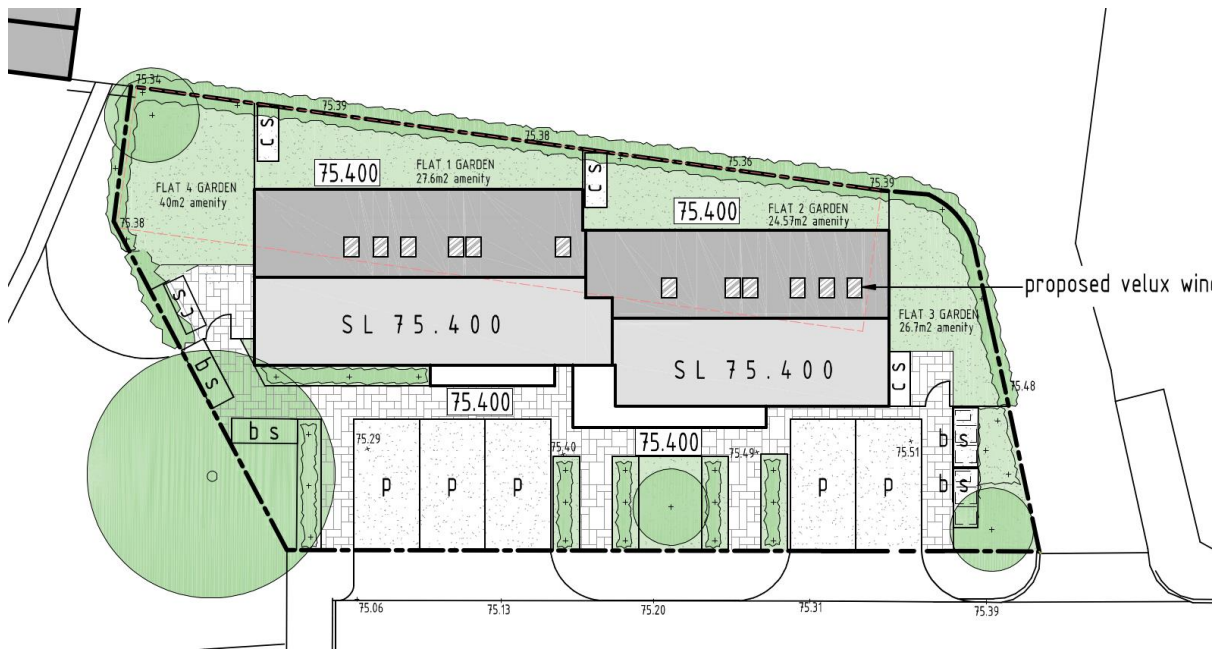
1. IN907 - Positive and proactive statement - GRANT
2. IN910 - Building Regulations
3. IN912 - Hours of Construction
4. IN909 - Street Name and Numbering
5. IN913 - Community Infrastructure Level Liability
6. IN808 – Vehicular Crossover
7. HIGH – Storage of Materials – Highway
8. OBSHIG – Obstruction of the Highway
9. MUD – Mud on highway



Site location plan



Aerial view (Google Maps)



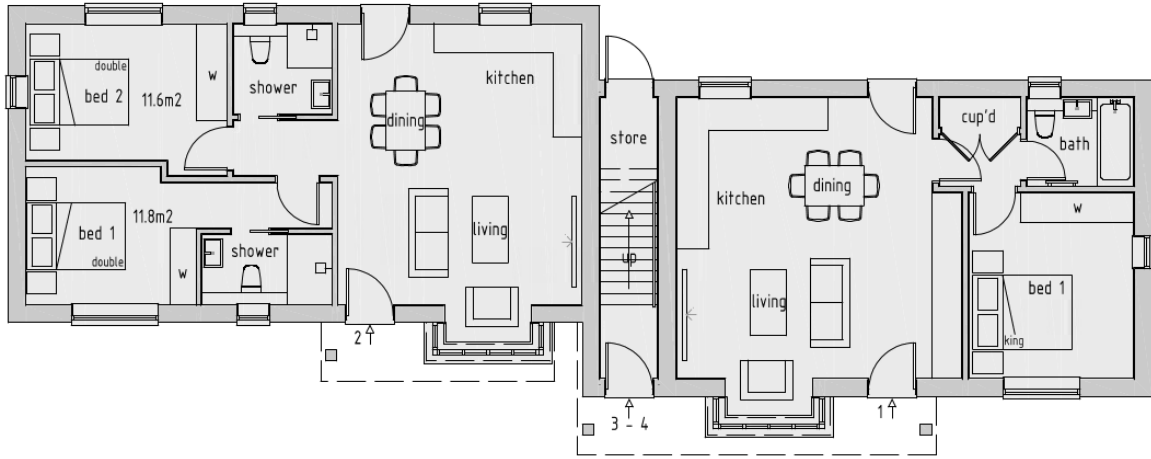
Proposed site plan



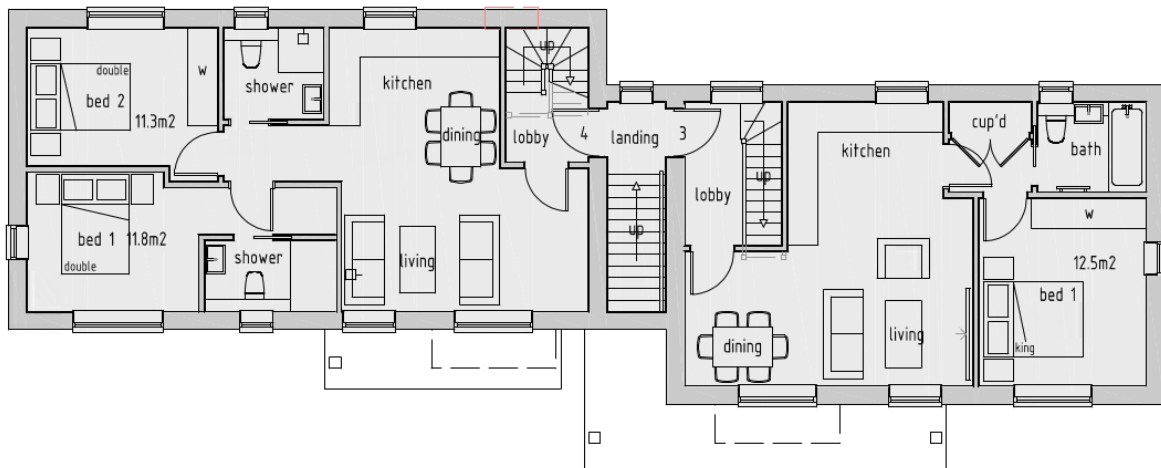
PROPOSED FRONT ELEVATION  
SCALE 1:100



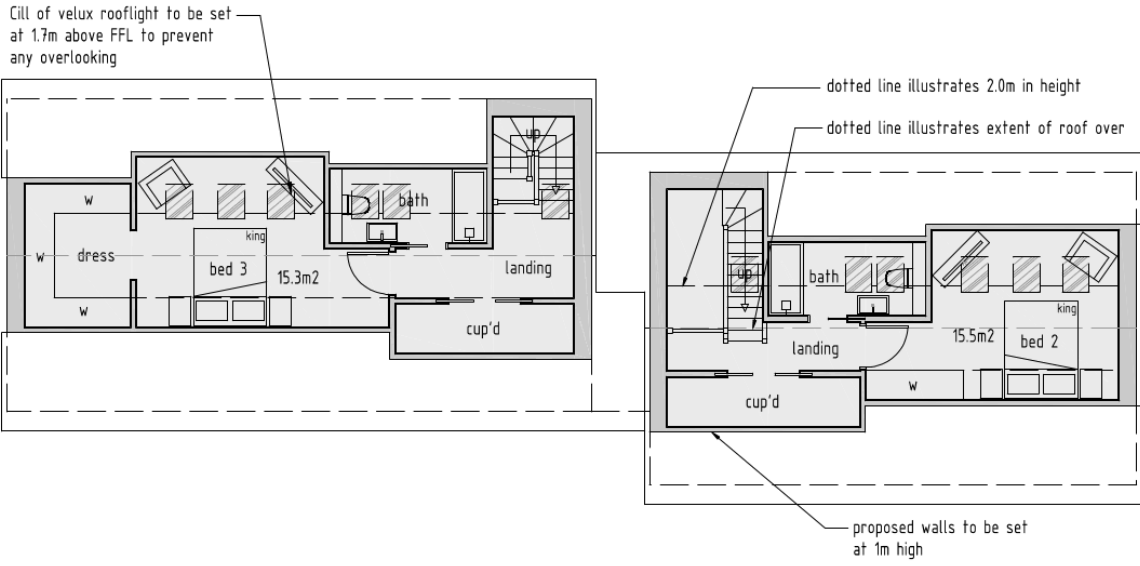
PROPOSED REAR ELEVATION  
SCALE 1:100



PROPOSED GROUND FLOOR PLAN  
SCALE 1:100



PROPOSED FIRST FLOOR PLAN  
SCALE 1:100



**PROPOSED ROOF PLAN**  
SCALE 1:100



**PROPOSED STREET SCENE (FRONT ELEVATION)**



<b>Committee date</b>	Tuesday, 5 December 2023
<b>Application reference</b> <b>Site address</b>	23/00907/VAR - The Orient Centre, Greycaine Road
<b>Proposal</b>	Variation of Condition 2 (approved drawings), Condition 8 (BREEAM assessment) and Condition 9 (acoustic assessment) of planning permission 22/00215/FULM for the demolition of existing office building and construction of replacement light industrial units to include uses B2 General industrial, E(g)ii Research and development, E(g)iii Industrial Processes, B8 Storage and distribution (including trade counter)
<b>Applicant</b>	Mrs Gerogina Sharpe, Azurie Blue Limited
<b>Agent</b>	Dwell Architects Limited
<b>Type of Application</b>	s.73 Minor Material Amendment
<b>Reason for committee Item</b>	Major application
<b>Target decision date</b>	04 January 2024
<b>Statutory publicity</b>	Neighbour letters
<b>Case officer</b>	Paul Baxter, paul.baxter@watford.gov.uk
<b>Ward</b>	Tudor

## 1. Recommendation

That planning permission be granted subject to conditions, as set out in section 8 of this report.

## 2. Site and surroundings

- 2.1 The subject site comprises two separate plots of land which are to the north end of Greycaine Road. Plot 1, the Orient Centre, comprises 3 units with car parking to the front and is 4938sqm in area. Plot 2 provides car parking space and is 1289sqm in area. The existing two storey building consists of three office units providing a total Gross Internal Area of 3231sqm. The two plots comprise 80 car parking spaces.
- 2.2 The surroundings are comprised predominantly of commercial/industrial uses, though the eastern boundary of the car park site does adjoin the residential rear gardens on numbers 83 to 79 (odds) Tudor Walk.
- 2.3 The site is within a Designated Industrial Area. The industrial area is subject to an Article 4 direction which removes permitted development rights for conversion to residential use. The site is not located in a designated

conservation area or other Article 2(3) land and is not a listed building.

### **3. Summary of the proposal**

#### **3.1 Proposal**

A Section 73 application (minor material amendment) to vary Conditions 2, 8 and 9 of planning permission 22/00215/FULM for the demolition of existing office building and construction of replacement light industrial units to include uses B2 General industrial, E(g)ii Research and development, E(g)iii Industrial Processes, B8 Storage and distribution (including trade counter).

3.2 Condition 2 lists the approved drawings. The proposed amendments include a small increase to the internal mezzanine office areas and minor changes to the external fenestration.

3.3 Condition 8 requires the development to be constructed to BREEAM Excellent standard. Following a BREEAM pre-assessment, the proposed amendment is to change this requirement to Very Good standard.

3.4 Condition 9 states that no plant or equipment that generates sound shall be installed to the development until full details and specification of the equipment have been submitted and approved. The proposed amendment is that this condition be amended to refer to Unit 4 only which is the only unit that adjoins residential properties.

#### **3.5 Conclusion**

The proposed amendments are considered acceptable. With regard to Condition 2, the internal and external amendments to the units will not materially affect the appearance of the approved units. With regard to Condition 8, the BREEAM pre-assessment has demonstrated that Excellent standard cannot be achieved in this case. With regard to Condition 9, only Unit 4 adjoins residential properties to the east and therefore it is reasonable that this condition should apply only to this unit. The application is therefore recommended for approval subject to the original conditions and the amendments to Conditions 2, 8 and 9.

### **4. Relevant policies**

4.1 Members should refer to the background papers attached to the agenda. These highlight the policy framework under which this application is

determined. Specific policy considerations with regard to this particular application are detailed in section 6 below.

## **5. Relevant site history/background information**

- 5.1 Built in 1989, various planning applications exist for minor developments which relate to the industrial use of the site.
- 5.2 22/00215/FULM - Demolition of existing office building and construction of replacement light industrial units to include uses B2 General industrial, E(g)(ii) Research and development, E(g)(iii) Industrial processes, B8 Storage and distribution (including trade counter). Planning permission granted 07 December 2022.

## **6. Main considerations**

- 6.1 As this is a Section 73 application for minor material amendments to Conditions 2, 8 and 9 of the extant planning permission, only material considerations relating to these conditions can be considered.
- 6.2 (a) Condition 2 (approved drawings)  
The internal mezzanine areas have been extended to a complete structural bay of the building (Units 1-3 only). This will result in an increase in floorarea of 103sqm, increasing the total floorspace of the development from 2260sqm to 2363sqm. Given the industrial location of the site, there is no objection to an increase in floorspace. Additional windows have been added to the mezzanine areas to provide improved daylight and natural ventilation. Additional rooflights have also been added to improve natural daylight. Ground floor fire doors have been added to comply with Building Regulations. The car parking spaces have also been rearranged slightly within the forecourt areas and the bin and cycle stores relocated.
- 6.3 None of these amendments will have any significant material change to the character and appearance of the approved building.
- 6.4 (b) Condition 8 (BREEAM assessment)  
A BREEAM pre-assessment was not submitted with the original application as this was not a requirement at the time (February 2022). By the time the application was determined by committee in December 2022, the new Local Plan had been adopted. As such, Condition 8 was imposed requiring BREEAM Excellent in accordance with adopted Policy CC8.2. A BREEAM pre-assessment has now been carried out by an accredited BREEAM assessor. As no pre-assessment had been carried out before the application was submitted, a

series of 'early engagement' credits cannot now be awarded. The Assessor has stated...*"It is important to note that within certain categories, BREEAM stipulates the RIBA stage by which criteria should be addressed. This needs to be reflected in the evidence."* *"Furthermore, given that BREEAM has only come to light following the granting of planning permission, the early RIBA stage credits have been missed and cannot be retrospectively targeted and evidenced. Therefore, a large number of credits cannot be awarded."* As such, the assessor has confirmed the approved scheme is only able to achieve a Very Good standard.

- 6.5 The supporting text to Policy CC8.2 states that 'major non-residential developments should aim to meet the BREEAM Excellent standard'. It is acknowledged that for smaller schemes with more limited opportunities, Very Good standard is encouraged. Whilst the approved scheme is a major development, the application was submitted at a time when there was no policy requirement meet BREEAM standards and whilst determined after the adoption of the Local Plan, the policy text states only that major developments should 'aim to meet' Excellent standard. This acknowledges that this may not be possible in all cases. In the circumstances, it is considered that Very Good standard is significant and acceptable and that Condition 8 can be varied accordingly.
- 6.6 (c) Condition 9 (acoustic assessment)  
The applicant has stated that they no longer intend to construct Unit 4, which occupies the eastern plot of land used for car parking. Only Unit 4 adjoins residential properties to the east in Tudor Walk (sited 5.5m from the rear garden boundaries). The main building comprising Units 1-3 is sited on the western side of Greycaine Road (on the site of the existing office building) and is sited 100m from the nearest garden boundary and 155m from the nearest residential property.
- 6.7 Condition 9 was imposed due to the possibility of plant or equipment being located on the rear elevation of Unit 4 directly adjoining the residential gardens. Notwithstanding the statement by the applicant that Unit 4 is no longer to be constructed, it is reasonable that this condition should only apply to Unit 4. As the extant planning permission permits the construction of Unit 4, it is appropriate that Condition 9 should be amended to refer only to Unit 4 rather than be deleted. It is considered that due to the distance between Units 1-3 and the residential properties in Tudor Walk, this condition is not necessary or justifiable in respect of these units.

## **7. Consultation responses received**

**7.1 Statutory consultees and other organisations**

None required.

**7.2 Internal Consultees**

None required.

**7.3 Interested parties**

Letters were sent to properties in the surrounding area. No responses have been received.

**8. Recommendation**

That planning permission be granted subject to the following conditions:

Conditions

1. Time limit

The development to which this permission relates shall be begun before 7<sup>th</sup> December 2025.

Reason: To comply with the time period for the commencement of planning permission 22/00215/FULM.

2. Approved drawings and documents

The development hereby permitted shall be carried out in accordance with the following approved drawings and documents:

- 0395-A100 SITE PLANS
- 0395-A101 EXTG PLANS
- 0395 A107
- F22002\_02 REV A
- F22002\_03 REV A
- F22002\_04 REV A
- F22002\_05 REV A
- 0395-A140/B PROPOSED GA FLOORPLANS (UNITS 1-3)
- 0395-A300 EXTG N&S ELEVATIONS
- 0395-A301 EXTG E&W ELEVATIONS
- 0395-A301/B PROPOSED ELEVATIONS (UNITS 1-3)
- 0395-A130/A PROPOSED COORDINATED SITE PLAN (UNITS 1-3)
- 0395 CAR PARK SITE

- 0395-A200 SECT 1 & 2 (REV A).
- 0395-A102 PROPOSED SITE PLANS (REV A).
- 0395-A105 PROPOSED PLANS (UNIT 4)(REV A
  
- DESIGN AND ACCESS STATEMENT 1
- DESIGN AND ACCESS STATEMENT 2
- MPL TREE CONSULTANCY LTD ARBORICULTURAL IMPACT ASSESSMENT. REF. PD002248A. DATED JUNE 2022
- F22002 GREYCAINE ROAD WATFORD – TRANSPORT STATEMENT. REF. BANCROFT CONSULTING. DATED JANUARY 2022.

Reason: For the avoidance of doubt and in the interests of proper Planning.

3. **Surface Water Drainage**  
No construction works shall commence until a detailed surface water drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include surface water storage/attenuation for the 1 in 100 year storm event with a 40% allowance for climate change and greenfield run-off rates.

Reason: To reduce the risk of flooding by ensuring the satisfactory disposal and storage of surface water from the site.

4. **Materials**  
No development shall commence until details and samples of the materials to be used for all the external finishes of the development hereby approved, including all external walls, all roofs, doors, windows, fascias, rainwater and foul drainage goods, 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 and samples.

Reason: To ensure that the development applies high quality materials that respond to the buildings context and makes a positive contribution to the character and appearance of the area, pursuant to Policies QD6.2 and QD6.4 of the Watford Local Plan 2021-2038.

5. **Highway Works**  
No unit shall be occupied until the modified access and egress arrangements for that unit, as shown in principle on the revised approved drawings F22002/02, 03, 04, 05, has been completed in full.

Reason: In the interests of the safe operation of the site and the surrounding highway, in accordance with Policies ST11.4 and ST11.5 of the Watford Local Plan 2021-2038.

6. Car Parking

The development hereby approved shall not be occupied until the new on-site car parking spaces and manoeuvring areas have been constructed and laid out in accordance with the approved drawings. The vehicular access and onsite car parking spaces and manoeuvring areas shall be retained at all times thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate parking and manoeuvring space is provided for the future occupiers, in accordance with Policy ST11.5 of the Watford Local Plan 2021-2038.

7. EV charging points

The development hereby approved shall not be occupied until 20% active electric vehicle charging points and 80% passive vehicle charging points have been provided in accordance with the approved drawings. The electric charging infrastructure shall be retained at all times thereafter.

Reason: To ensure that the proposed development achieves high levels of sustainability in accordance with Policy ST11.5 of the Watford Local Plan 2021-2038.

8. BREEAM Certificate

The development shall be constructed to the BREEAM Very Good standard. No part of the development hereby approved shall be occupied until a post-completion certificate to certify that the BREEAM Very Good standard has been achieved has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure high quality and sustainable construction methods, in accordance with Policy CC8.2 of the Watford Local Plan 2021-2038.

9. Plant and equipment

No plant or equipment that generates sound shall be installed to Unit 4 of the development until full details and specification of the equipment have been submitted to and approved in writing by the Local Planning Authority. The details shall include an assessment of the

plant/equipment carried out by a suitably qualified and competent acoustic consultant to consider the potential impact on existing and future residents adjacent to the site. The details shall also include a specification of what design criteria needs to be included to the specification of the plant and its mounting on the buildings, to minimise any potential disturbance. The assessment shall include any other appropriate noise mitigation measures. All plant and equipment shall be installed as approved and no plant or equipment shall be brought into operation until any approved mitigation measures have been installed.

Reason: To ensure the operation of plant and equipment does not give rise to noise disturbance or nuisance to existing and future residential occupiers.

10. Soft and hard landscaping

No part of the development shall be occupied until full details of both hard and soft landscaping works, including details of all existing trees to be retained, trees and soft landscaping to be planted, any other arboricultural works to be carried out, details of any changes to ground levels around the building, all pathways, all hard surfacing, amenity areas/paving and boundary treatments, have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include native planting and set out biodiversity enhancements. The approved landscaping scheme, with the exception of the planting, shall be completed prior to any occupation of the development. Any proposed planting shall be completed not later than the first available planting and seeding season after completion of the development. Any new trees or plants 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.

Reason: In the interests of the visual appearance of the site, to safeguard trees, to ensure the provision of suitable car parking, to ensure suitable amenity for future occupiers, to ensure suitable screening is maintained or provided between the site and neighbouring occupiers and to ensure that enhancements to biodiversity are provided in accordance with paragraphs 8c), 174d) and 180d) of the Framework and Policy NE9.1 of the Watford Local Plan 2021-2038.

11. Refuse, recycling and cycle stores



The refuse, recycling and cycle storage shall be constructed and installed in accordance with the approved drawings and made available for use prior to the occupation of any part of the development. The storage shall be secure, covered and well-lit and retained as approved at all times thereafter.

Reason: In the interests of the visual appearance of the site and to ensure that adequate facilities for the proposed development are provided. The cycle storage facilities are necessary to promote the use of sustainable modes of transport, in accordance with Policy ST11.4 of the Watford Local Plan 2021-2038

12. Travel Plan

At least 3 months prior to the first occupation of the approved development a Travel Plan Statement for the site shall be submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan Statement shall be implemented in accordance with the timetable and target contained therein and shall continue to be implemented as long as any part of the development is occupied subject to approved modifications agreed by the Local Planning Authority in consultation with the Highway Authority as part of the annual review.

Reason: To ensure that sustainable travel options associated with the development are promoted and maximised to be in accordance with Policies 3, 5, 7, 8, 9 and 10 of Hertfordshire's Local Transport Plan (adopted 2018).

13. Surface water run off

Prior to the first use of the development hereby permitted, arrangement shall be made for surface water from the proposed development to be intercepted and disposed of separately so that it does not discharge onto the highway carriageway.

Reason: To avoid the carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

14. Use classes B2, B8 or E(g) only

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 for purposes within

Use Classes B2, B8 or E(g)(ii) and (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To accord with the employment designation of the land and the details of the submitted application.

### Informatives

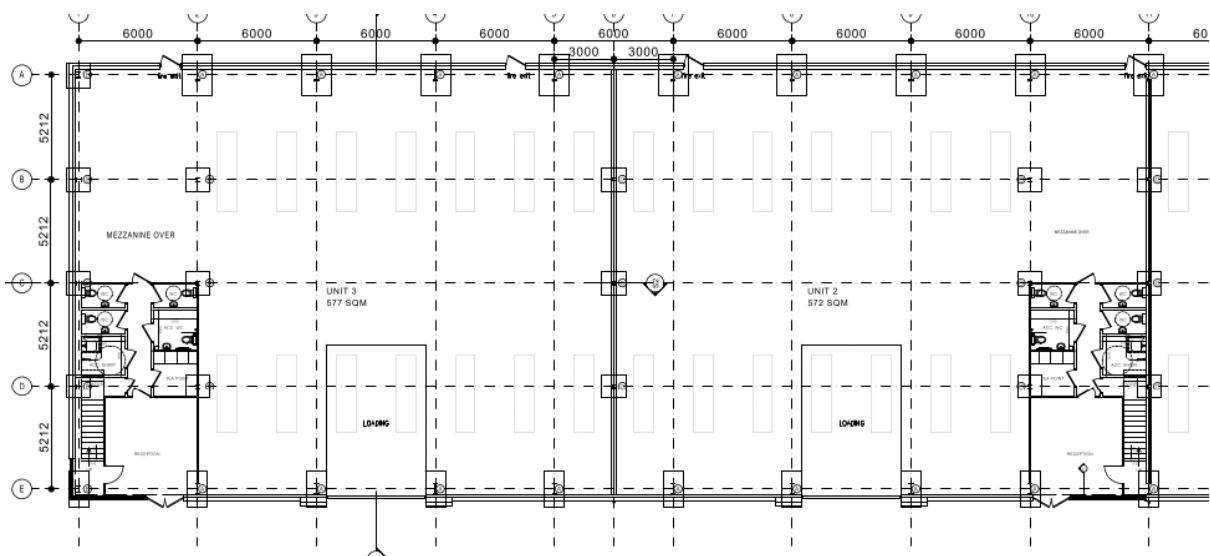
1. IN907 – Positive and proactive statement
2. IN909 – Street naming and numbering
3. IN910 – Building Regulations
4. IN911 – Party Wall Act
5. IN912 – Hours of Construction
6. IN913 – Community Infrastructure Levy Liability
7. IN915 – Highway Works – HCC agreement required



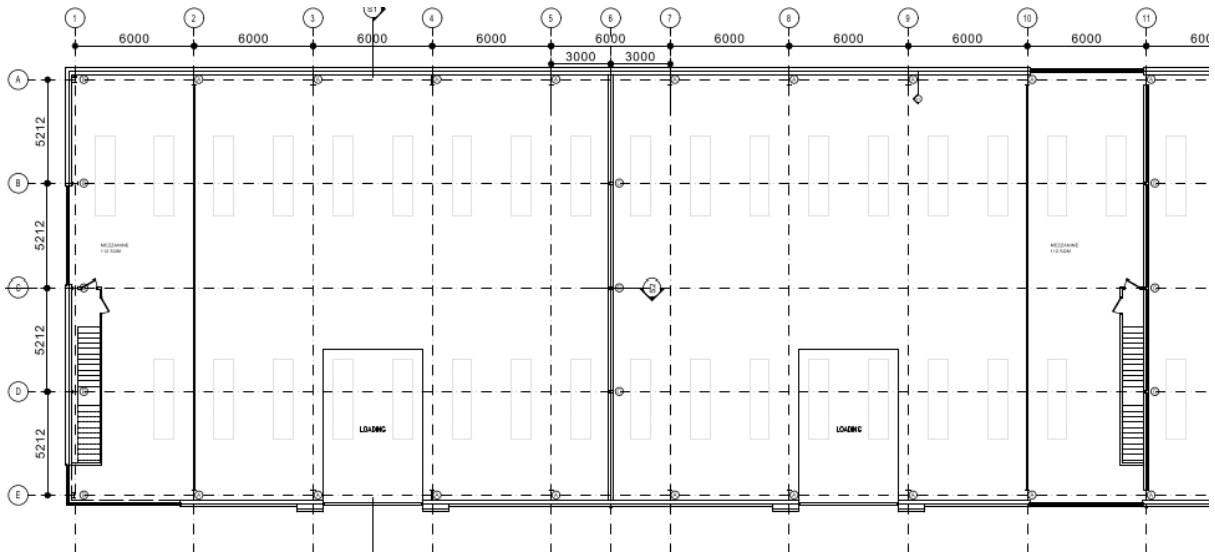
Site location plan



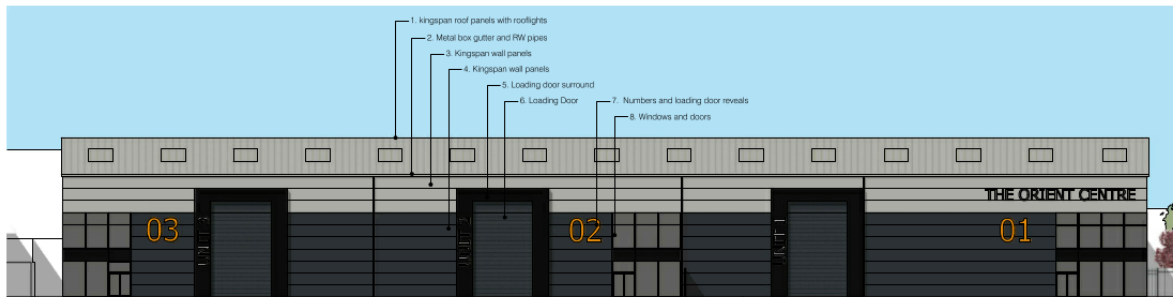
Aerial view of site



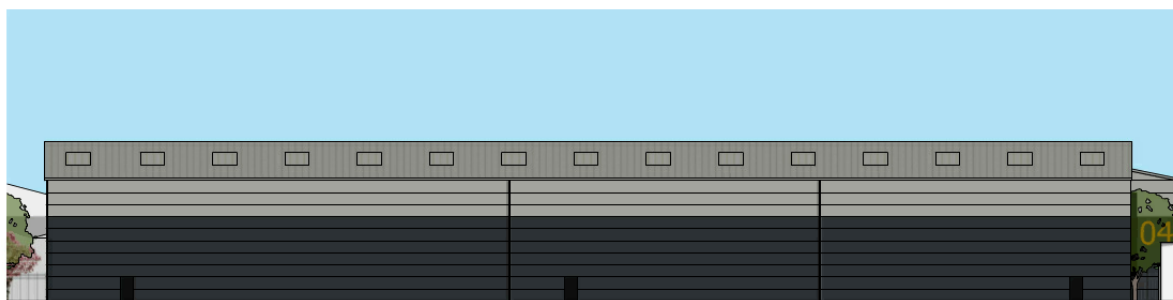
Proposed ground floor (Units 1 and 2)



Proposed first floor mezzanine (Units 1 and 2)

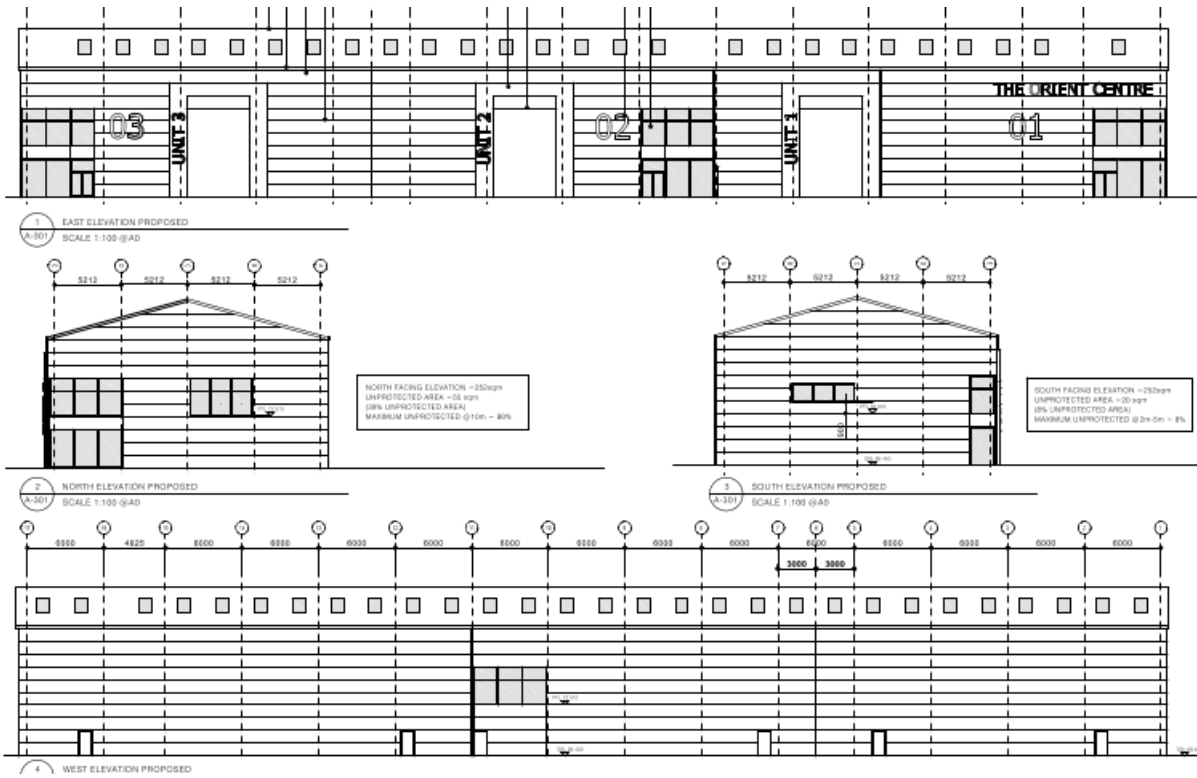


2 EAST ELEVATION PROPOSED  
A-302 SCALE 1:200 @A1



4 WEST ELEVATION PROPOSED  
A-302 SCALE 1:200 @A1

Approved elevations



Proposed elevations