



**WATFORD
BOROUGH
COUNCIL**

DEVELOPMENT MANAGEMENT COMMITTEE

6 February 2024

7.00 pm

Annexe, Watford

Contact

Barry Rennick

democraticservices@watford.gov.uk

01923 278323

For further information about attending meetings please visit the council's [website](#).

Publication date: 29 January 2024

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

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.

1. Apologies for absence

2. Disclosure of interests

3. Minutes

The [minutes](#) of the meeting held on 9 January 2024 to be submitted and signed.

4. 23/01173/FUL - Croquet Club House (Pages 5 - 17)

5. 23/01019/VARM - 99 St Albans Road, Watford, WD17 1SJ (Pages 18 - 31)

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.

Committee date	Tuesday, 6 February 2024
Application reference Site address	23/01173/FUL - Croquet Club House, Cassiobury Park, Watford.
Proposal	Proposed to install an automatic irrigation system for four croquet lawns with water supplied from a new borehole.
Applicant	Watford (Cassiobury) Croquet Club (Dr Simon Hathrell)
Agent	n/a
Type of Application	Full Planning Permission
Reason for committee Item	More than 5 objections received
Target decision date	12 February 2024
Statutory publicity	Neighbour letters
Case officer	Estelle Pengelly, estelle.pengelly@watford.gov.uk
Ward	Park

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 comprises the Croquet Club in Cassiobury Park located east of the Shepherds Road entrance.
- 2.2 The site is not located in a designated conservation area or other Article 2(3) land. The site lies within the Green Belt and Cassiobury Park has a grade II listing on the English Heritage Register of Parks and Gardens of Special Historic Interest.

Summary of the proposal

3. Proposal

- 3.1 Installation of an automatic irrigation system for the four croquet lawns with water supplied from a new borehole. The proposal includes the installation of two water storage tanks to the rear of the club house screened with timber fencing to match the clubhouse. The irrigation system would be operated between 06.00 and 23:00 hours on any day.

Planning officers requested the water tanks be enclosed by a fence and received amended drawings on 19 January 2024.

3.2 Conclusion

The proposed automatic irrigation system, tanks and matching fencing are considered to preserve the openness of the Green Belt and the natural surroundings of Cassiobury Park, 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 None relevant.

6. Main considerations

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

- (a) Principle of development
- (b) Impact on neighbouring properties
- (c) Impact on trees

- 6.2 (a) Principle of development

The application site lies within the Green Belt wherein there is a presumption against inappropriate development. Paragraph 147 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in 'very special circumstances'. Paragraph 149 outlines exceptions to the presumption against inappropriate development. One of these exceptions is for 'the provision of appropriate facilities for outdoor recreation as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it'. The approach taken by the NPPF is supported by Local Plan Policy SS1.1.

- 6.3 Cassiobury Park has a grade II listing on the English Heritage Register of Parks and Gardens of Special Historic Interest. When considering the impact of a

proposed development on the significance of the park, paragraph 199 of the NPPF states that great weight should be given to its conservation. Paragraph 200 states that any harm to the significance of the park should require clear and convincing justification. Local Plan Policies NE9.1 and NE9.2 seek to balance the need for new development while also striving to conserve and enhance the natural environment.

- 6.4 At present, the croquet lawns have to be watered by hand using mains water. The proposal will allow the lawns to be irrigated automatically using groundwater from the proposed borehole. This will reduce demand on the mains water supply. The justification for the installation of the two water tanks enclosed with matching fencing and the automated irrigation system are therefore accepted.
- 6.5 Given that the irrigation system would be below ground level and the water tanks enclosed with a fence matching the existing club house, the proposal is considered to have minimal visual impact. The proposal complies with the Green Belt policy as the proposal is considered to preserve the openness of the Green Belt and the natural surroundings of Cassiobury Park.
- 6.6 (b) Impact on neighbouring properties
- Policy CC8.5 of the Watford Local Plan states that development should be designed to protect the amenity of adjacent land uses and their occupants and local amenity, and to enhance the public realm.
- 6.7 The water tanks would be more than 40m from the rear boundary of the properties on Cassiobury Park Drive. The water tanks might be visible from the neighbours' upper floor rear windows, however, considering the distance the tanks would be from the rear boundaries and the fact that there is already a club house, it would be unreasonable to refuse the application on visual amenity grounds.
- 6.8 In terms of noise, the Council's Environmental Health Officer reviewed the proposal and concluded that due to the launder pump's (70dB(A)) significant distance below ground level, the proposal is unlikely to result in unreasonable noise disturbance to the residents on Cassiobury Park Drive. The other pumps at 25 dB(A) would be located in the water tanks. A 06:00 to 23:00 hours restriction on the use would be placed on the operation of the tanks and the sprinklers by way of a planning condition to limit the operating hours of the system to limit any potential noise impact on the nearby residential properties.
- 6.9 The NPPF makes it clear that planning conditions should only be used where they satisfy all of the relevant tests for conditions, including the enforceability

and reasonable tests. In this case, restricting the operation time of the irrigation system is necessary to prevent the potential for undue noise disturbance to the neighbouring residential properties.

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

6.11 (c) Impact on trees

Concerns were raised by the neighbours that the extraction of water from an underground source may affect the growth and safety of the trees in close proximity to the residential houses and could cause damage to the residential properties should the trees become unhealthy and fall down. The Council's Tree Officer visited the site and raised no objection to the proposal. On this basis, the proposal is acceptable in terms of impact on trees.

7. Consultation responses received

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

7.2 **Internal Consultees** – Tree Officer, Environmental Health Officer. Comments referred to above.

7.3 **Interested parties**

Letters were sent to 13 properties in the surrounding area. Six objections were received. The main comments are summarised below, the full letters are available to view online:

Comments	Officer response
Excessive noise from pumps, sprinklers and storage tank.	The operation time of the system will be limited from 06:00 to 23:00 hours. The Council's Environmental Health Officer didn't raise any objections to the proposal.
Visual impact of tanks, unclear if the tanks will be covered by fencing.	Officers requested the inclusion of a screening fence. Discussed in paragraph 6.7.
Impact on large trees in this area, and the damage that may be caused by interfering with their water supply. Affected trees could fall onto properties and cause damage.	The Council's Tree Officer visited the site and didn't raise any concerns.

<p>Impact of the heavy tanks sitting upon the Oak tree's roots.</p>	<p>The Council's Tree Officer visited the site and didn't raise any concerns.</p>
<p>The impact of the car movements behind the clubhouse, which will inevitably be shifted towards the oak by the proposed siting of the tanks. There is also no protection fence for this oak and its surface roots, proposed to mitigate the vehicle impact. Note - the vehicles of some club members are regularly driven directly on to the grassed area adjacent to the club, despite this not being a designated parking zone.</p>	<p>This matter is not a material planning consideration. This application is for the installation of an irrigation system. No changes to the existing parking arrangements are proposed.</p>
<p>The pump noise will inevitably get louder as the system gets older and the pump impellers get coated with debris and so out of balance. The proposed tanks can also act as a diaphragm amplifying the pump noise.</p>	<p>The operation time of the system will be limited from 06:00 to 23:00 hours. The Council's Environmental Health Officer didn't raise any objections to the proposal.</p>
<p>This application should be rejected and the system redesigned to minimise noise impact, and there should be a planning constraints on the hours when neighbours are impacted, by sprinklers, mowers and leaf blowers on any subsequent application.</p>	<p>The Council's Environmental Health Officer didn't raise any objections to the proposal and therefore there's no basis for refusal. This planning permission relates to the irrigation system and therefore the operation times can be restricted. This permission cannot restrict other noise generating activities within the park.</p>
<p>The application makes no note of the clay layer above the gravel layer that is present in the ground in this area of Watford, so siting these heavy tanks on a clay layer, so close to the clubhouse should be a concern for building control.</p>	<p>This permission does not remove the need to obtain any separate consent, which may be required under the Buildings Act 1984 or other building control legislation.</p>
<p>The submitted documents are misleading as they are drawn illustrating what appears to be an insignificant little tree adjacent to</p>	<p>These drawings are not to scale. The Council's Tree Officer visited the site and didn't raise any concerns.</p>

the borehole rather what exists in reality - ie. the beautiful giant Oak tree behind the clubhouse.	
---	--

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

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

SD2341(P)03,
SD2341(P)01-B,
Site Location Plan.

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 materials to match the colour, texture and style of the existing building.

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. Operation time limit

The automated irrigation system, pumps and water tanks hereby approved shall only be operated from 06:00 to 23:00 hours on any day.

Reason: To ensure the operation of the irrigation system and equipment does not give rise to noise disturbance to the neighbouring properties.

5. Tree protection plan

No development on site shall commence until details and a method statement in respect of tree protection measures (including ground protection) relating to trees located within and adjacent to the site have been submitted to and approved in writing by the Local Planning Authority. 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 trees which make a positive contribution to the visual amenity of the area are retained and not harmed by the development in accordance with Policy NE9.1 of the Watford Local Plan 2021-2038.

Informatives

1. IN907 – Positive and proactive statement
2. IN910 – Building Regulations
3. IN912 – Hours of construction





Outline irrigation layout



■ Borehole wellhead

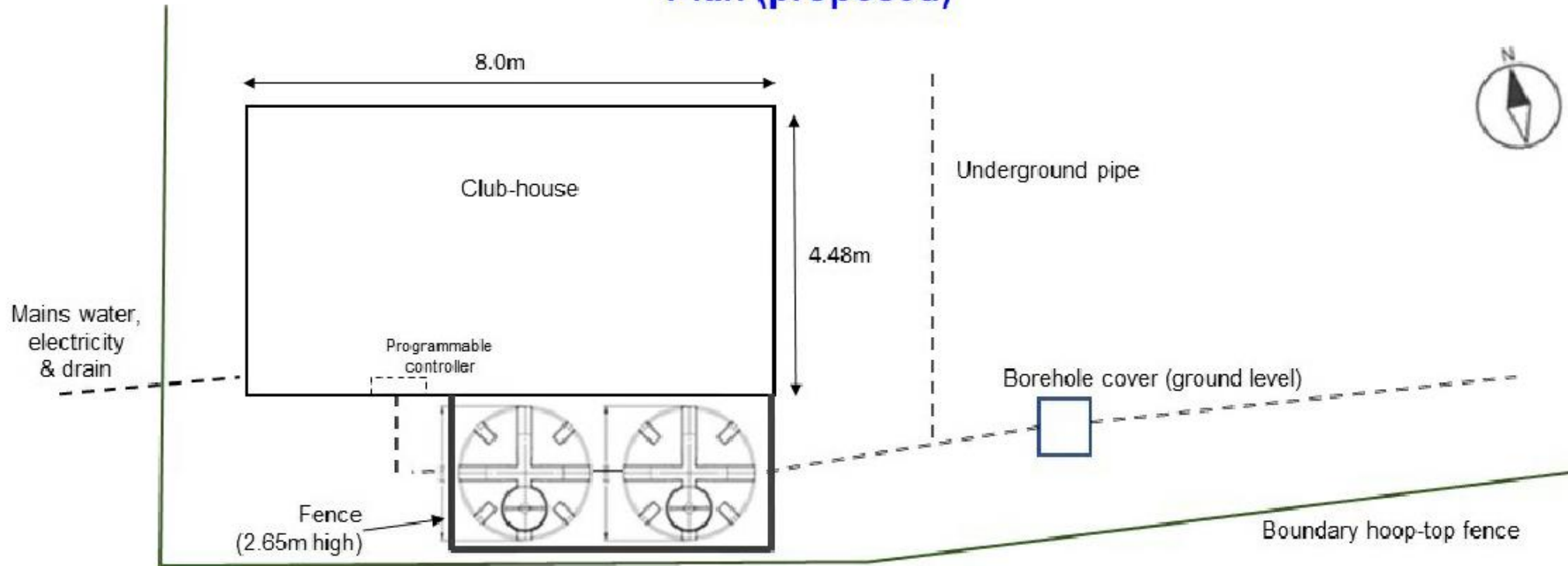
● Storage tank(s) (conditional)

● Pop-up sprinkler

■ Programmable controller

— Trench

Plan (proposed)



The clubhouse building will not change.

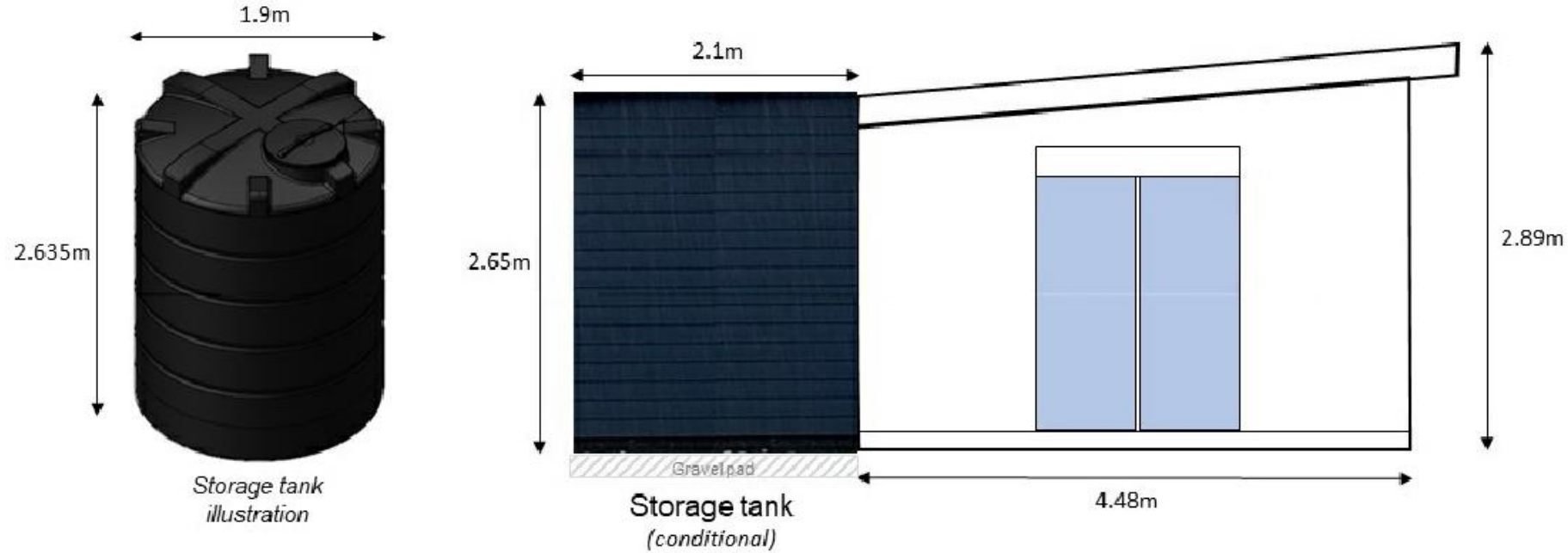
The storage tanks shown here assume a worst-case scenario in which the borehole turns out to be dry, in which case water for the irrigation system will have to be supplied from mains water instead and up to two tanks required. The hydrogeological survey of this location suggests that this is unlikely. The tanks, if required, will be surrounded by a fence. The fence material would be anthracite grey Hardieplank horizontal cladding to match the material used for cladding the existing pavilion.

If the available flow-rate from the borehole is sufficient (e.g. at least 5m³ / hour) then the storage tanks will not be required.

If an above-ground tank is needed then a submerged pump would be located inside it (Grundfos SB range, maximum operational noise pressure 25dB(A), i.e. effectively silent).

The rest of the irrigation system around the croquet courts will be underground.

Side elevation (proposed)



The clubhouse building will not change.

The only part of the proposed irrigation system that would be visible above ground from the side elevation would be a fence around the water storage tank(s), and then only if tanks are needed because the borehole turns out to be dry or unable to sustain a sufficient flow rate to allow pumping water directly from the borehole to the sprinklers. If fewer and/or smaller tanks are needed then the fence size and height would be adjusted accordingly.

The fence material would be anthracite grey Hardieplank horizontal cladding to match the material used for cladding the existing pavilion.

Evidence from other boreholes in the Watford area above similar geology suggests that an available, sustainable flow-rate exceeding 5m³ per hour is quite likely, but this will not be known until the borehole is drilled and tested.

The storage tank shown here assumes a worst-case scenario in which the borehole turns out to be dry, in which case water for the irrigation system will have to be supplied from mains water instead and above-ground tankage required. The hydrogeological survey of this location suggests that this is unlikely.

If an above-ground tank is needed then a submerged pump would be located inside it (Grundfos SB range, maximum operational noise pressure 25dB(A), i.e. effectively silent).



Agenda Item 5

Committee date	Tuesday 6 February 2024
Application reference Site address	23/01019/VARM - 99 St Albans Road, Watford, WD17 1SJ
Proposal	Variation of Condition 2 (approved drawings) of planning permission 17/01104/FULM for the redevelopment of the former Lloyds Bank site, with the retention of the front façade of the bank building to provide a mixed use scheme four storey extension on the roof for 14 residential units 12 x 1-bedroom flats and two 2-bedroom flats on the first to fourth floor (Class C3) and retail units (Class E uses) on the ground floor, with associated cycle parking, car parking, and public realm improvements. Replacement of cladding with brickwork, fenestration changes and increase in height of building by 480mm.
Applicant	Mr Antonio Gjata
Agent	MJD Planning Ltd
Type of Application	S73 Variation of condition to Major Application
Reason for committee Item	Variation to a Major Application
Target decision date	Thursday 8 February 2024
Statutory publicity	Watford Observer, Neighbour Letters and Site Notice
Case officer	Andrew Clarke, andrew.clarke@watford.gov.uk
Ward	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 application site relates to the former Lloyds Bank premises at the corner of St Albans Road and Langley Road. The site contains a small single storey brick building with two storey extension. The original roof is hipped and tiled. To the rear is hardstanding which was used for parking. The building is locally listed.
- 2.2 The immediate surroundings are mixed use in terms of use and style. The site is within the Nascot Conservation Area and forms part of the Local Centre on St Albans Road. The surroundings contain other locally listed buildings.

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 material amendment to the development approved under ref. 17/01104/FULM for the redevelopment of the site, retaining the front façade and extending the building upwards and providing 14 residential units with commercial uses at ground floor level. The application seeks to amend the approved drawings under Condition 2 as follows:

- Change external finish from cladding to brickwork
- Reduce width of angled corners at 2nd and 3rd floor.
- Increase overall building height by 0.48 metre.

The amendments are sought to as a result of developing technical drawings and to comply with building regulations.

3.3 Conclusions

3.4 The proposed change of the external materiality to brick, along with the amended corner design and overall height are considered to produce a more successful relationship with the retained façade, protect views into the Nascot Conservation Area and would produce a high quality external appearance. The proposal is therefore considered to accord with relevant policy.

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 Conditional planning permission was granted at appeal for the subject redevelopment of the site in February 2019 following refusal at Development Management Committee in 2018 (application ref: 17/01104/FULM). This permission allowed the redevelopment of the site, retaining the front façade and extending the building upwards by four storeys providing 14 residential units with commercial uses at ground floor level. Condition 10 of this application which relates to a construction management plan was discharged in March 2022 (application ref: 21/01758/DISCON). A lawful development certificate which demonstrated that the development had commenced by

virtue of internal demolition was granted in May 2022 (application ref: 22/00399/LDC).

- 5.2 Planning permission was refused for a different proposal at Development Management Committee in January 2020 (application ref: 19/00835/FULM). This permission sought to demolish the existing building and construct an 8 storey building providing 21 residential units with commercial uses at ground and first floor levels. This decision to refuse was appealed and upheld by the Planning Inspectorate in December 2020.

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) Quality of residential accommodation
- (d) Impact upon neighbouring residential amenity
- (e) Access and parking

6.2 (a) Principle of the development

Planning permission has been granted and commenced for the subject redevelopment of the site. The principle of amending the external appearance of the contested building is accepted.

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

The consented bronze cladding on the upper levels would be replaced by grey brickwork. The consented brickwork to the rear addition would also be changed to the same grey brickwork. This colour would intentionally not match that of the retained bank façade to ensure a clear visual distinction between the historic retained façade of the former bank and the newer additions. The use of brickwork would appear higher quality than metal cladding, which is not characteristic of the surroundings. The contrasting brick colour ensures a visual distinction though does this more characteristically than the bronze cladding. Full details and samples of all materials to be used for the external surfaces of the building are still required by condition 3 of the planning consent prior to construction works.

- 6.4 The fenestration to the upper levels of the building would be amended insofar as the width of the angled corners would be reduced slightly and the extent of glazing would be reduced. These changes would better reflect the vertical emphasis of the openings in the retained part of the building.

- 6.5 The consented building is 18.87 metres in height. Due to the setting out of the proposed brickwork in advancing to a technical design the overall height of the building would be increased by 0.48 metre to 19.35 metres. This additional height would not be significant relative to the consented height.
- 6.6 Local Plan Policy QD6.4 which relates to building design seeks to enhance the positive qualities of the area with façades which have positive relationship with the street using high quality materials which are robust, durable, age well and sit comfortably with buildings in the area, adding to local distinctiveness.
- 6.7 Local Plan Policy HE7.2 relates to designated heritage assets such as conservation areas and Policy HE7.3 relates to non-designated heritage assets such as locally listed buildings. These historic environment policies seek to enhance existing features which make a positive contribution, protect viewpoints and ensure developments have an appropriate design and materiality.
- 6.8 The proposed change of the external materiality to brick, along with the amended corner design and overall height, are considered to produce a more successful relationship with the retained façade, protect views into the Nascot Conservation Area and would produce a high quality external appearance. The proposal is therefore considered to accord with the aforementioned policies.
- 6.9 (c) Quality of residential accommodation
The only change to the quality of accommodation would result from the narrower corner windows. These windows all serve living / kitchen and dining rooms which benefit from two other windows. Any reduction of light internally would be negligible.
- 6.10 (d) Impact upon neighbouring residential amenity
The proposed amendments will have no materially greater impact on surrounding properties. The additional height of the building will have no significant impacts on sunlight or daylight.
- 6.11 (e) Access and parking
The changes would have no impact on the parking or servicing arrangements. A planning obligation in the form of a Section 106 agreement would prevent future residents from entitlement to permits and to ensure that the development would not give rise to additional on road parking demand.

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 64 properties in the surrounding area, the application was publicised in the Watford Observer and a site notice was erected outside the site. Two responses were received, one in objection, the other in support.

- 7.4 The matters raised in the objection relate to elements of the proposal which are not being varied, though the change from cladding to brickwork is raised. This matter is addressed in the appraisal above. The response in support asserted that the redevelopment of this currently vacant, prominent site would be a benefit.

8 **Recommendation**

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

Section 106 Heads of Terms

- i) To secure a financial payment to the Council of £2,000 (two thousand pounds) towards the variation of the Borough of Watford (Controlled Parking Zones) (Consolidated) Order 2023 to exclude future residents of the Development from entitlement to resident and visitor parking permits for the controlled parking zone in Zone D as defined by that order in accordance with paragraph 11.58 of the Watford Local Plan 2021-2038.

Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 2019-L-00-01, 2019-L-01-01, 2076-L-01-02, 2019-A-D01-01, 2019-A-D02-01, 2076-A-01-00, 2076-A-01-01, 2076-A-01-02, 2076-A-01-03, 2076-A-01-04, 2076-01-05, 2076-A-02-01, 2076-A-02-02, 2076-A-02-03, 2076-A-02-04, 2076-A-02-05, 2076-A-02-06, 2076-A-03-01, 2076-A-03-02, 2019-A-09-01-A, 2019-A-07-01, 2076-A-09-10, 2076-A-09-11 and 2076-A-09-12.

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

2. No construction works shall commence until full details and samples of the materials to be used for the external surfaces of the building (including walls, roofs, windows, doors and balconies) have been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with those approved details.

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

3. No flat shall be occupied until details of a communal terrestrial television aerial(s) and satellite dish(es) have been submitted to and approved in writing by the local planning authority. Other than the communications equipment agreed by this condition, no other communications development permitted by Class B or Class C of Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) shall be undertaken on the building.

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

4. No plant or equipment shall be sited on the external elevations of the building unless details have been submitted to and approved in writing by the local planning authority.

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

5. No part of the development shall be occupied until the refuse and recycling store to serve the development, as shown on the approved drawings, has been constructed and made available for use. This facility shall be retained as approved at all times.

Reason: To ensure appropriate amenity for residents, pursuant to Policy QD6.4 of the Watford Local Plan 2021-2038.

6. The development hereby permitted shall be carried out in accordance with the Flood Risk Assessment and Drainage Statement prepared by Infrastruct CS Ltd (reference ICS-2616.07.001) and drawing ref: 1655-300-P02, including its mitigation measures. The scheme shall be fully implemented and subsequently maintained in accordance with the timing/phasing

arrangements within that assessment, or within any other period as may subsequently be agreed in writing by the local planning authority.

Reason: To ensure appropriate flood risk, ground water and surface water management measures are undertaken, pursuant to Policies NE9.1, NE9.4 and NE9.5 of the Watford Local Plan 2021-2038.

7. No development above damp proof course level shall take place until a detailed scheme in respect of the natural ventilation for the development has been submitted to and approved in writing by the local planning authority. The ventilation system shall be implemented in accordance with the approved scheme prior to the first occupation of the building, and shall be retained as such thereafter, unless a modified scheme is agreed in writing by the local planning authority.

Reason: To ensure appropriate amenity for residents, pursuant to Policy QD6.4 of the Watford Local Plan 2021-2038.

8. Prior to the first occupation of the development, a Car and Cycle Parking Management Plan shall be submitted to, and approved in writing by, the local planning authority. The approved plan shall be fully implemented before the development is first occupied or brought into use, and the development shall be managed in accordance with those approved details thereafter.

Reason: To ensure transportation impacts are managed, pursuant to Policies ST11.1, ST11.3, ST11.4, ST11.5 and ST11.6 of the Watford Local Plan 2021-2038.

9. Works shall be carried out in accordance with the Construction Traffic Management Plan, prepared by Origin, (Version 3, dated March 2022).

Reason: To ensure transportation impacts are managed, pursuant to Policies ST11.1 and ST11.6 of the Watford Local Plan 2021-2038.

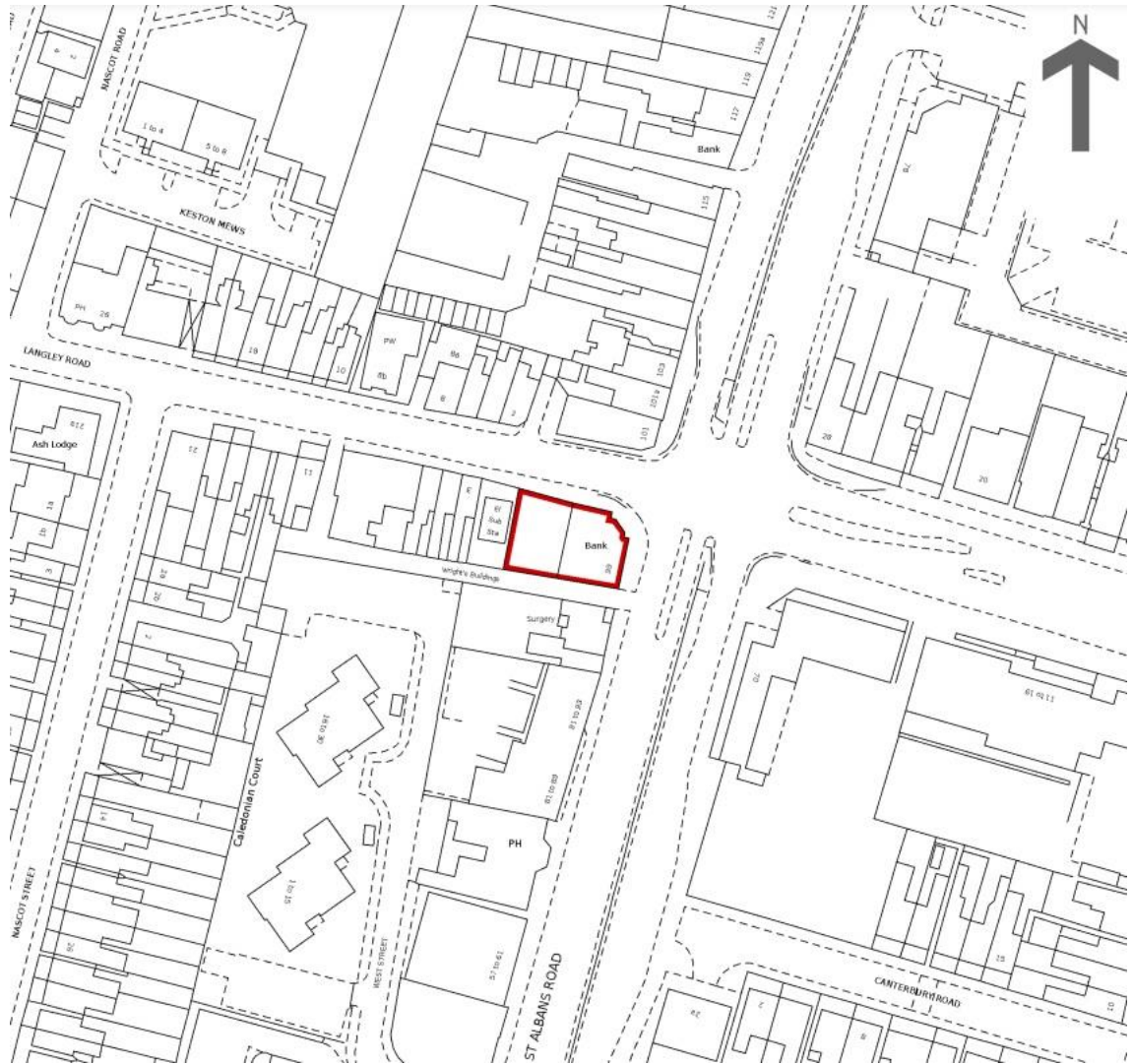
10. Prior to the first occupation of the development, a Delivery and Servicing Plan shall be submitted to, and approved in writing by, the local planning authority. The development and the use of the building shall be carried out in accordance with the approved details.

Reason: To ensure transportation impacts are managed, pursuant to Policies ST11.1 and ST11.6 of the Watford Local Plan 2021-2038.

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

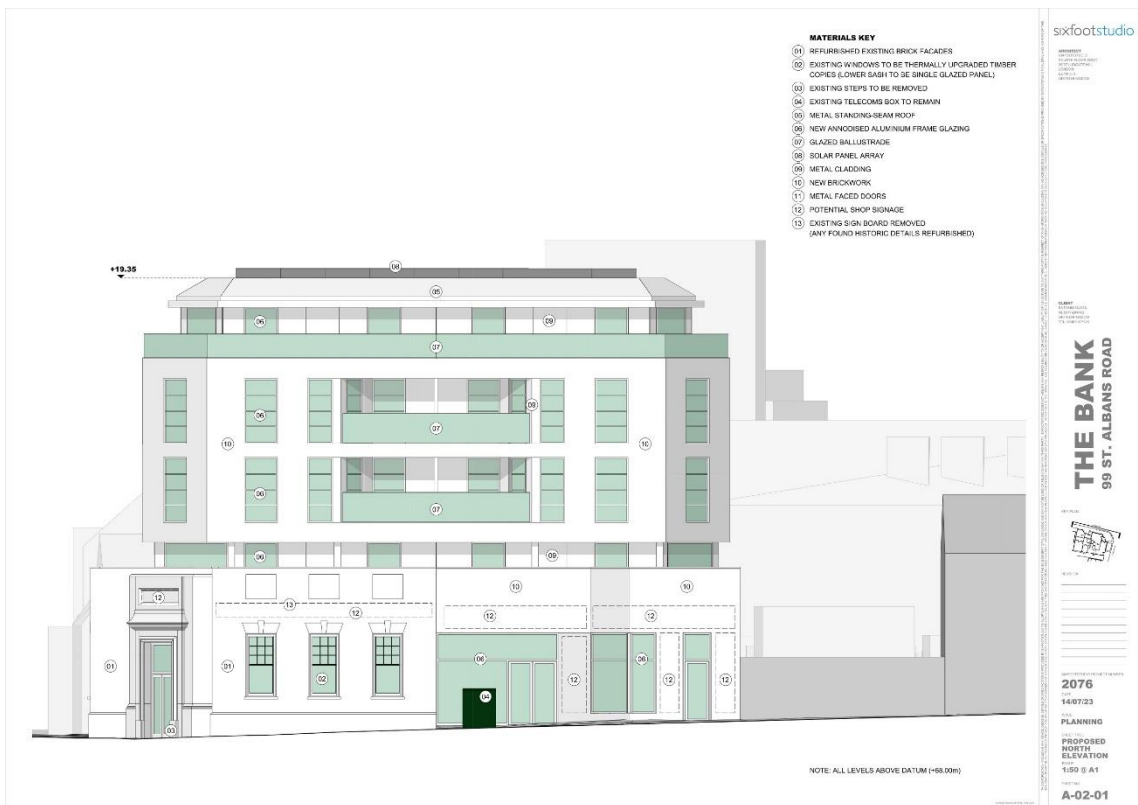
Site Location Plan



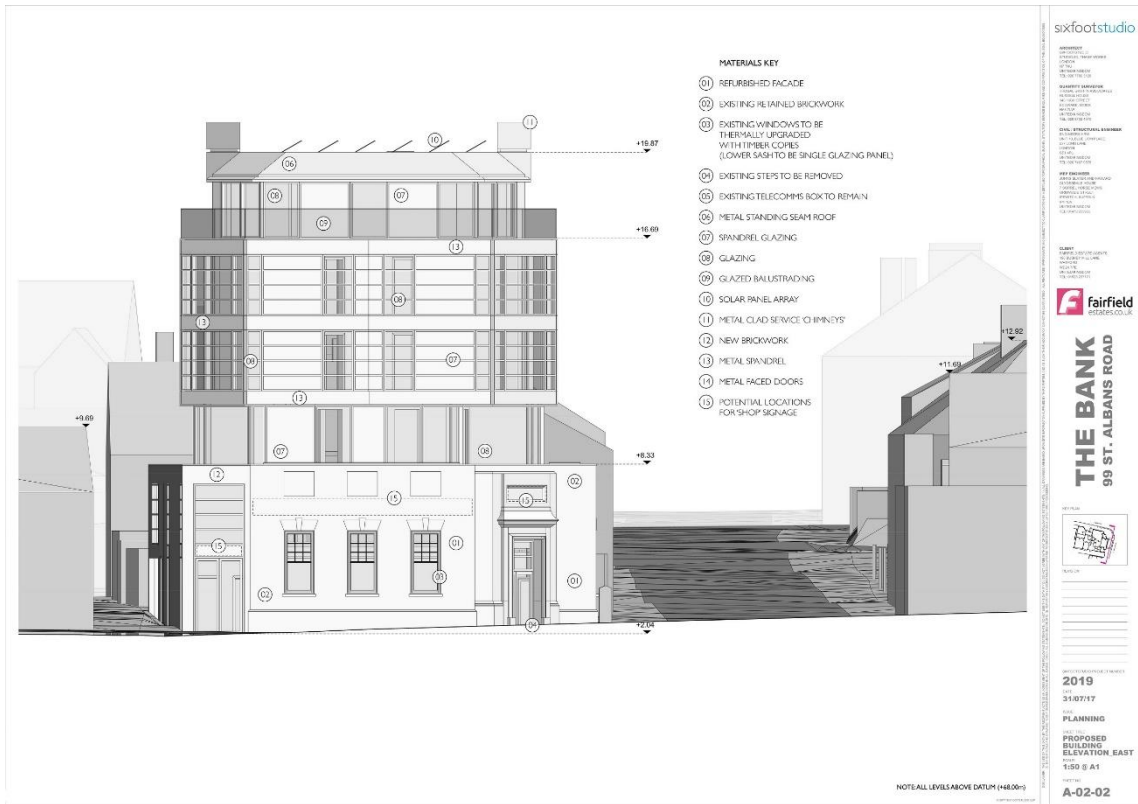
Consented North Elevation



Proposed North Elevation



Consented East Elevation



Proposed East Elevation



Consented Visual



Proposed Visual



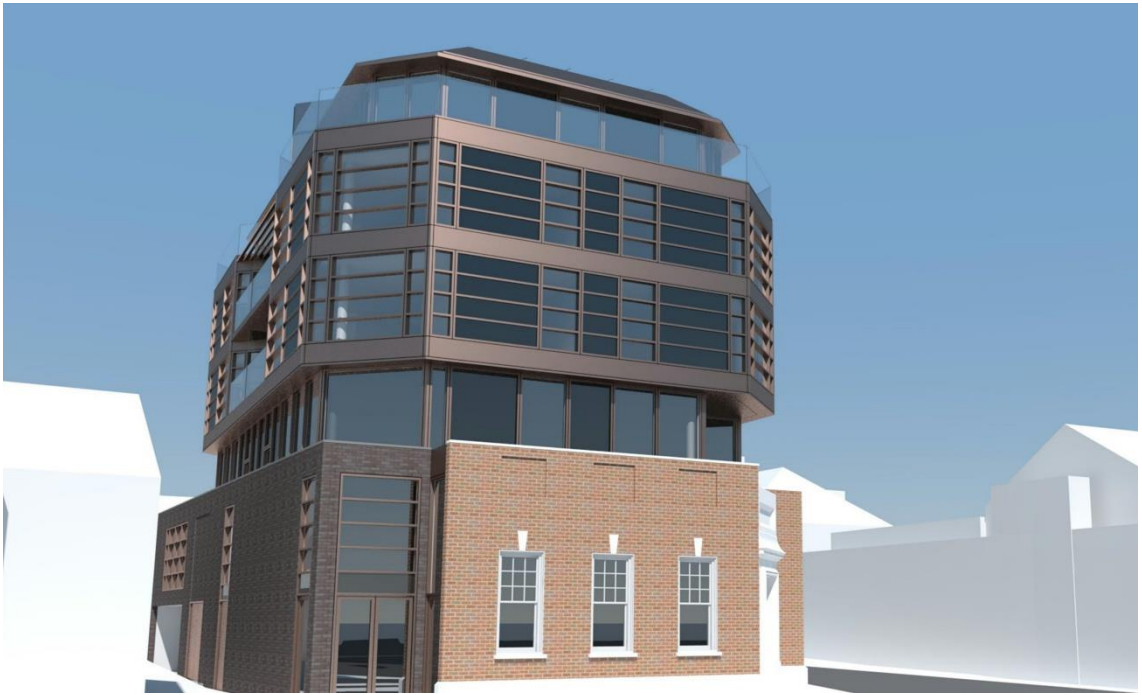
Consented Visual



Proposed Visual



Consented Visual



Proposed Visual

