

PART A	
Report of: HEAD OF DEVELOPMENT MANAGEMENT	
Date of Committee:	10th March 2016
Site address:	Charter Place Shopping Centre
Reference Number:	16/00076/VAR
Description of Development:	Part demolition/reconfiguration/change of use of existing Charter Place Shopping Centre, demolition of 37-57 and 67-69 High Street, and part retention of 63-65, High Street. Erection of new buildings within Classes A1(shops), A3 (restaurants) and D2 (including cinema), including provision of new covered market, together with associated plant and machinery, and ancillary facilities. Provision of new public realm. Alterations to existing pedestrian and cycle access and egress arrangements, highway alterations/ improvements and other ancillary works and operations. Variation of Condition 2 of planning permission ref. 14/00779/VAR to incorporate amendments to the ground and first floor retail units, second floor leisure unit, design of the high level glazed canopy, reorientation of the escalators and stairs within the central space and other minor amendments.
Applicant:	WRP Management Ltd
Date received:	20th January 2016
13 week date(major):	20th April 2016
Ward:	CENTRAL

SUMMARY

On 5th February 2014 planning permission was granted for the redevelopment of the Charter Place Shopping Centre (ref. 13/00972/FULM). The approved scheme secured many of the key objectives of the adopted Charter Place Planning Brief (2006) including new and refurbished retail units (providing an additional 10,000m² of floorspace), 10 new restaurant units, a 9 screen cinema (including an IMAX screen), a leisure unit and a new indoor market, together with a high quality public realm. Following the grant of planning permission, further design work was undertaken on the scheme and a series of amendments were proposed to the approved cinema unit, to accommodate the requirements of the selected tenant, Cineworld (14/00779/VAR). These amendments were approved in August 2014.

The current application proposes further changes to accommodate the requirements of Debenhams, who will occupy the new anchor store within the development. These primarily involve changes to the retail anchor unit, changes to the size and configuration of 2 of the ground and first floor retail units, an increase in the size of the leisure unit, a new design for the high level glazed roof and the re-orientation of the escalators and stairs within the central space.

These changes have been assessed against the approved scheme and it is concluded that the changes will not alter the fundamental scale and nature of the proposal and will not have any significant additional impacts on adjacent properties or the wider town centre. All other aspects of the approved scheme remain unchanged.

The Head of Development Management therefore recommends that the application be approved, subject to the imposition of appropriate conditions, as set out in the report.

BACKGROUND

Site and surroundings

Charter Place is located in the town centre and covers an area of approximately 2.1

hectares. It comprises the Charter Place Shopping Centre (including the indoor market), Palace Charter car park (755 spaces) and the YMCA tower. It is bordered by Beechen Grove to the north, *intu Watford* to the east, High Street to the south and properties fronting High Street and Clarendon Road to the west. Pedestrian access is from High Street (Meeting Alley and Charter Way (adjacent to HSBC Bank)), *intu Watford* and Beechen Grove (Grove Walk). Vehicular access is from Beechen Grove to a basement servicing area and to Palace Charter car park. Limited servicing access is also available from High Street.

Proposed development

This application is made under s.73 of the Town and Country Planning Act 1990 (as amended) to vary Condition 2 of planning permission ref. 14/00779/VAR dated 11th August 2014 to incorporate various amendments to the approved scheme for the redevelopment of Charter Place Shopping Centre. The amendments can be summarised as follows:-

- Extension of the anchor unit to incorporate Unit A at ground floor level and Unit F at first floor level.
- Extension of the frontage of the anchor unit at ground and first floor levels over Grove Walk.
- Realignment of Grove Walk.
- Reduction in the size of Unit 1 at ground floor level and Unit 6 at first floor level to accommodate realigned Grove Walk.
- Extension of the leisure unit at second floor level and formation of roof over Grove Walk in front of anchor unit.
- New curved lattice design for high level glazed roof.
- Reorientation of the escalators and stairs within the central space.
- Amendments to the roof level louvres on the High Street buildings.

The proposed changes to the retail and leisure units result in the following changes to the floor areas within the development:

Proposed Use	Approved under 14/00779/VAR (sqm GEA)	Proposed s.73 Amendments (sqm GEA)
Class A1 (Retail)	28,554	28,184 (-370)
Class A3 (Restaurants)	4,981	4,981
Class D2 (Leisure)	10,636	11,022 (+386)
Other (storage, circulation)	12,232	12,209 (-23)
Total	56,403	56,396 (-7)

Planning history

Charter Place Shopping Centre, including the indoor market, opened in 1976. A limited scheme of improvements was undertaken by the Council in the early 1990s but the centre remains essentially as originally constructed.

13/00972/FULM – Planning permission granted on 5th February 2014 for the part demolition/reconfiguration/change of use of existing Charter Place Shopping Centre, demolition of 37-57 and 67-69 High Street, and part retention of 63-65, High Street. Erection of new buildings within Classes A1 (shops), A3 (restaurants) and D2 (including cinema), including provision of new covered market, together with associated plant and machinery, and ancillary facilities. Provision of new public realm. Alterations to existing pedestrian and cycle access and egress arrangements, highway alterations/improvements and other ancillary works and operations.

This permission was subject to a planning obligation to secure a payment of £100,000 towards the cost of environmental improvements in the public realm on the High Street.

14/00779/VAR – Planning permission granted on 11th August 2016 for the part demolition/reconfiguration/change of use of existing Charter Place Shopping Centre, demolition of 37-57 and 67-69 High Street, and part retention of 63-65, High Street. Erection of new buildings within Classes A1 (shops), A3 (restaurants) and D2 (including

cinema), including provision of new covered market, together with associated plant and machinery, and ancillary facilities. Provision of new public realm. Alterations to existing pedestrian and cycle access and egress arrangements, highway alterations/improvements and other ancillary works and operations. Variation of Condition 2 of planning permission ref. 13/00972/FULM to incorporate amendments to the cinema building, including an increase in height, changes to the roof profile and changes to fire escapes.

This permission was subject to a planning obligation to secure a payment of £100,000 towards the cost of environmental improvements in the public realm on the High Street.

The demolition of Charter Place has now commenced.

Relevant policies

National Planning Policy Framework

- Section 1 Building a strong, competitive economy
- Section 2 Ensuring the vitality of town centres
- Section 4 Promoting sustainable transport
- Section 7 Requiring good design
- Section 8 Promoting healthy communities
- Section 10 Meeting the challenge of climate change, flooding and coastal change
- Section 12 Conserving and enhancing the historic environment

Hertfordshire Waste Core Strategy and Development Management Policies

Document 2011-2026

- 1 Strategy for the Provision for Waste Management Facilities
- 1a Presumption in Favour of Sustainable Development
- 2 Waste Prevention and Reduction
- 12 Sustainable Design, Construction and Demolition

Hertfordshire Minerals Local Plan Review 2002-2016

No relevant policies.

Watford Local Plan Core Strategy 2006-31

WBC1	Presumption in favour of sustainable development
SS1	Spatial Strategy
SPA1	Town Centre
SD1	Sustainable Design
SD2	Water and Wastewater
SD3	Climate Change
SD4	Waste
TLC1	Retail and Commercial Leisure Development
EMP1	Economic Development
T2	Location of New Development
T3	Improving Accessibility
T4	Transport Assessments
T5	Providing New Infrastructure
INF1	Infrastructure Delivery and Planning Obligations
UD1	Delivering High Quality Design
UD2	Built Heritage Conservation

Watford District Plan 2000

SE7	Waste Storage and Recycling in New Development
SE20	Air Quality
SE22	Noise
SE27	Flood Prevention
T10	Cycle Parking Standards
T21	Access and Servicing
T22	Car Parking Standards
S5	Non-Retail Uses in Prime Retail Frontage
S11	Use Class A3 Food and Drink
U15	Buildings of Local Interest

- U17 Setting of Conservation Areas
U24 Shopfronts

Supplementary Planning Documents

Charter Place Planning Brief (2006)
Watford Character of Area Study (2011)
Shopfront Design Guide (2013)
Streetscape Design Guide (2013)

CONSULTATIONS

Neighbour consultations

Letters were sent to 172 properties in High Street, Market Street, Clarendon Road, Beechen Grove and Loates Lane, the Central Town Residents Association and to those objectors to the original application. No replies have been received.

Advertisements in local paper/ site notices

A public notice was published in the Watford Observer on 29th January 2016. Four site notices were placed within Charter Place and on the High Street also on 29th January 2016. The statutory expiry date for the public notice and site notices is 19th February 2016.

Consultations

Having regard to the nature of the proposed amendments, only the Urban Design and Conservation team within the Planning Policy Section was consulted.

Urban Design and Conservation Manager

No comments received.

APPRAISAL

In accordance with s.38 of the Planning and Compulsory Purchase Act 2004, the Development Plan for Watford comprises:

- (a) the *Watford Local Plan Core Strategy 2006-31*;
- (b) the continuing “saved” policies of the *Watford District Plan 2000*;
- (c) the *Hertfordshire Waste Core Strategy and Development Management Policies Document 2011-2026*; and
- (d) the *Hertfordshire Minerals Local Plan Review 2002-2016*.

Procedure for s.73 applications

Guidance on section 73 applications is given in the recently published National Planning Practice Guidance (NPPG).

An application can be made under section 73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission. One of the uses of a section 73 application can be to seek a minor material amendment, where there is a relevant condition that can be varied. There is no statutory definition of a ‘minor material amendment’ but it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.

Where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and unamended. A decision notice describing the new permission should be issued, setting out all of the conditions related to it. To assist with clarity, decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the original planning permission, unless they have already been discharged.

As a section 73 application cannot be used to vary the time limit for implementation, this condition must remain unchanged from the original permission. If the original permission was subject to a planning obligation then this may need to be the subject of a deed of variation.

Environmental Impact Assessment Screening Opinion

Three screening opinions have previously been issued by the Council, dated 6th December 2012, 4th September 2013 and 24th June 2014. The latter opinion relates to the previous s.73 application for amendments to the original approved scheme, under ref. 14/00779/VAR. A further screening opinion has been issued for the current proposed scheme and it was concluded that an Environmental Impact Assessment was not required in this case.

Land allocation

On the Proposals Map of the Watford District Plan the site is located within the prime retail frontage of the town centre. In the Core Strategy it is located within the primary shopping area of the Town Centre Special Policy Area (SPA1). The Charter Place Planning Brief was adopted in 2006 and sets out key planning and development principles for the site.

Principle of development

The proposed development, incorporating the proposed amendments, remains fully in accordance with the National Planning Policy Framework (NPPF), the policies of the Core Strategy and the Charter Place Planning Brief. The proposed amendments do not result in a development that is substantially or fundamentally different from the approved scheme.

Impact on vitality and viability of the town centre

The NPPF and the Core Strategy recognise the need for town centres to accommodate a greater diversity of main town centre uses in order to remain vibrant places for people to visit. The proposed development will increase significantly the range and choice of retail, leisure and restaurant facilities in the town and will enhance the vitality and viability of Watford as a regional destination. This remains unchanged from the approved scheme.

However, if the proposed amendments to the anchor retail unit are not approved, this element may be lost from the scheme entirely or significant delays (and potentially further amendments) could be incurred in finding a new retail anchor occupier.

Watford Market

This element of the scheme remains unchanged.

Other economic considerations

In addition to enhancing the vitality and viability of the town centre, the proposed development will generate a number of other direct and indirect economic benefits:-

- Investment of approximately £100 million over two years.
- Up to 500 temporary construction jobs over two years.
- Once completed, the proposed development will provide up to 1,125 additional new jobs in the retail, hospitality and leisure sectors.
- Including existing jobs on the site, the development will provide up to 2,150 jobs in total.
- It is estimated a further 830 “spin-off” jobs will be indirectly supported elsewhere in the region through wage and supplier spending.

These remain unchanged from the approved scheme.

Layout and design

In terms of layout, the only changes to the footprint of the approved buildings will be around the Grove Walk entrance at the western end of the central square. The proposals involve extending the front of the anchor retail unit by 6.6m over the approved alignment of Grove Walk and moving the alignment of Grove Walk south by 6.6m. To accommodate this realignment, the cumulative width of the adjoining retail units (Units 1 and 2 at ground floor level and Units 6 and 7 at first floor level) will also be reduced by 6.6m. These changes will allow a more prominent entrance to the anchor retail unit, to be occupied by Debenhams, with only a marginal decrease in overall retail floorspace of 370m² (1.3%).

At second floor level, the leisure unit is to be extended north by 2.3m to increase the floorarea (by 386m²) in order to make it more attractive to potential occupiers. This extension will form a roof over the southern part of Grove Walk which will ensure the whole of Grove Walk from Beechen Grove to the central square is covered. This will incorporate a large display/advertising box overlooking the central square which will add visual interest at this point.

In order to reflect these changes and the flow of people into and through the central square, the stairs/escalators linking ground and first floor levels within the square have been re-orientated.

The scale of buildings as previously approved will remain unchanged with no increase in height proposed for any of the buildings. The only change in this respect is to the high level glazed roof. This was previously proposed to be in the form of a suspended, louvred design over the new central square hung from a lattice support structure. In the proposed, curved roof design, the two elements of the lattice support structure and the suspended glazed roof panels will be replaced by a single geodetic lattice structure with glazed panels. This will result in a more elegant and simple design to the roof (the same design principle as used at the British Museum and the Trinity Shopping Centre in Leeds, as two examples). The curved nature will result in the roof being 2.8m higher than the approved roof at its highest point. This will also increase the volume of enclosed space within the development further enhancing the dramatic appearance of the central square and the experience of visitors to the development.

All of the proposed materials and design features will remain as previously approved. Overall, the proposed development will remain a large scale intervention within the existing High Street but is not considered to be inappropriate in its scale or design for a regional town centre and having regard to the proposed quantity of floorspace and nature of uses accommodated.

Heritage assets

The site includes a number of designated heritage assets including the listed building at 63-65, High Street (the front façade of the building, the roof and end wall chimneys are to be retained) and the locally listed buildings at 39, 41 and 41a, High Street (to be demolished). There are also other designated heritage assets adjacent to the site or in close proximity to the site. The proposed amendments do not have any additional direct impacts on these heritage assets.

Townscape and visual impacts

The majority of the changes will not be readily visible from the wider public realm as they principally relate to the configuration of the retail units at ground and first floor level and the leisure unit at second floor level around the central square within the development. These changes will primarily be visible only from the central square. The only limited views of these changes from the surrounding public realm will be from the High Street in views along the new entrance into the development (the realigned Meeting Alley).

The most significant external change is to the roof with the previously proposed suspended louvred glass roof being replaced by a curved lattice canopy. This design will arch up to a higher level than the approved roof over the central square. However, when reviewing the sections through the development and the elevation along High Street, it is evident that this curved roof will not be visible from ground level, with the exception of the entrance to the development. At this point, the roof extends towards the High Street to give cover along the main approach from the High Street.

In more distant views of the town centre, the curved roof will be more visible than the approved roof. However, in these longer distance views (the main railway line to the east and Oxhey Park to the south) the roof will be seen within the wider context of the town centre, the YMCA tower and the development itself. The curved glazed roof will appear as an elegant and transparent feature and is considered to add to the quality of the scheme.

With regard to the surrounding heritage assets, notably the listed building at 63-65, High

Street (within the scheme) and St Mary's Conservation Area to the south-west, the proposed canopy will have no impacts.

Transport and highways

The proposed amendments will have no additional impacts on transport and highways matters.

Sustainability, energy and waste

The proposed amendments will have no additional impacts on sustainability matters.

Flood risk and drainage

The proposed amendments will have no additional impacts on flood risk or drainage matters.

Noise impacts

The proposed amendments will have no additional impacts on noise, either during construction or the operation of the completed scheme.

Planning obligation

The existing planning permission is subject to a s.106 obligation to secure a contribution of £100,000 towards the improvement of the public realm in High Street. The contribution will enable improvement works to be undertaken in High Street between the site and the recently completed improvement works in The Parade to the north, linking these works together, and also to enable improvement works on the opposite side of High Street. This will ensure a continuity of works and a consistent level of quality within this part of the High Street. As the development has commenced and this payment has already been made to the Council, there is no requirement for any further planning obligation under s.106.

Community Infrastructure Levy

The proposed amendments will slightly reduce the overall chargeable (Class A1-A5)

floorspace within the development by 370m and the overall floorspace of the development by a negligible 7m. As such, the amended scheme will not incur any CIL charge.

Conclusion

The existing Charter Place Shopping Centre is now in the process of being demolished. The planning permissions granted in February and June 2014 allow for a comprehensive redevelopment of Charter Place to provide a modern centre with new retail floorspace and a mix of restaurant and leisure uses that will significantly enhance the vitality and viability of the town centre and the public realm. It secures many of the key objectives of the adopted Charter Place Planning Brief and accords with the policies of the Core Strategy and the National Planning Policy Framework. The proposed amendments have been assessed against the approved scheme and it is concluded that they will not change the fundamental scale and nature of the proposal and will not have any significant adverse impacts on adjacent properties or the wider town centre. All other aspects of the approved scheme remain unchanged. On balance, it is considered that any harm arising from the proposed amendments is outweighed by the overriding benefits that will accrue from the scheme.

HUMAN RIGHTS IMPLICATIONS

The grant of permission, subject to a planning obligation and conditions, will have an impact on the human rights of the applicant to develop the land. However, this is considered justified in order to protect the human rights of third parties and to accord with the policies of the development plan. With appropriate conditions, it is not considered that any impacts on third parties will be sufficient to override the human rights of the applicant in this instance.

RECOMMENDATION

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

Conditions

Time Limit

1. The development to which this permission relates shall be begun before 5th February 2018.

Reason: To allow adequate time for the commencement of development having regard to the need to seek a Compulsory Purchase Order for some of the properties within the site in third party ownership, and to accord with the time limit of the original planning permission 13/00972/FULM.

Approved Drawings

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

AP (02) 0999 P02, 1000 P02, 1001 P02, 1002 P01, 1003 P01, 1004 P01, 1150 P01, 1151 P01, 1010 P01, 1011 P01, 1012 P01, 1015 P01

AP (04) 1152 P07, 0249 P05, 0250 P08, 0251 P08, 0252 P10, 0253 P12, 0254 P12, 0255 P12, 0256 P11, 0257 P11, 0268 P03, 0269 P01

AP (05) 1600 P13, 1601 P07, 1602 P10, 1603 P05

AP (06) 1700 P08, 1701 P02, 1702 P06, 1703 P06, 1704 P02

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

Hours of Construction

3. No demolition works or construction of the development hereby permitted shall not take place before 8am or after 6pm Mondays to Fridays, before 8am or after 1pm on Saturdays and not at all on Sundays and Public Holidays, unless otherwise agreed in writing by the Local Planning Authority. This shall exclude any internal fit-out works of the individual units by tenants.

Reason: To safeguard the amenities and quiet enjoyment of neighbouring properties during the time that the development is being constructed, pursuant to Policy SE22 of the Watford District Plan 2000.

Considerate Constructors Scheme

4. The construction of the development shall be registered with the Considerate Constructors Scheme and shall be carried out in accordance with the requirements of this Scheme at all times.

Reason: To minimise the impacts of construction on the amenities of neighbouring properties, the general public and the wider locality during the time that the development is being constructed.

Construction Method Statement and Phasing Plan

5.
 - i) The demolition works shall be carried out in accordance with the Demolition Methodology by Keltbray (ref. 1120-MS-001 Rev.01 dated 15/10/15) approved under ref. 15/01487/DISCON. All deliveries and collections shall only be undertaken within the permitted hours, unless otherwise agreed with the Local Planning Authority.
 - ii) The construction works shall be carried out in accordance with the Construction Methodology and Phasing Plan Revision 01 (Laing O'Rourke, dated January 2016) and the Construction Sequencing Revision A (Laing O'Rourke, dated 11/01/16). All deliveries and collections shall only be undertaken within the permitted hours, unless otherwise agreed with the Local Planning Authority.

Reason: To minimise the impacts of construction on the amenities of neighbouring properties, the general public and the wider locality and on the local highway network during the time that the development is being constructed.

Site Waste Management Plan

6.
 - i) The demolition works shall be carried out in accordance with the Site Waste Management Plan by Keltbray (ref. KBY-CP-SWMP-02 Rev.02 dated 17/12/15) approved under ref. 15/01487/DISCON.
 - ii) The construction works shall be carried out in accordance with the Site Waste Management Plan Version 1 by Laing O'Rourke (dated 19/01/16).

Reason: To ensure measures are in place to minimise waste generation and maximise the on-site and off-site reuse and recycling of waste materials, in accordance with Policy SD4 of the Watford Local Plan Core Strategy 2006-31.

External Materials

7. No above ground construction works shall commence until details of all the materials to be used for the external surfaces and finishes of each of the buildings within the development (new buildings and refurbished existing buildings), the existing Charter Palace car park elevations and the first floor walkways have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved materials.

Reason: In the interests of the visual appearance of the site and the character and appearance of the area, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

Waste and Recycling Storage

8. No construction works shall commence until a basement level plan detailing the siting and size of storage facilities for waste and recycling for all of the proposed units within the development has been submitted to and approved in writing by the Local Planning Authority. No unit shall be occupied until these facilities have been provided in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the servicing of the development and the storage and collection of waste and recycling is carried out from the basement wherever possible and in a manner that does not impact on the highway network.

Delivery and Servicing Management Plan

9. No unit within the development shall be occupied until a Delivery and Servicing Management Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be operated in accordance with the approved Plan at all times, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure all deliveries to the units and the servicing of the development is carried out from the basement wherever possible and in a manner that does not impact on the highway network.

BREEAM Assessment and Green Guide for Tenants

10. The development shall be carried out in accordance with the BREEAM Interim Certificate – Design Stage achieving a rating of Very Good and BREEAM Fit Out Obligations Manual (Rev.C dated 11th August 2015) by Hoare Lea approved under ref. 15/01175/DISCON.

Reason: To ensure the development achieves high standards of sustainability in accordance with Policies SD1 and SD3 of the Watford Local Plan Core Strategy 2006-31.

Sustainable Drainage Scheme

11. The development shall be carried out in accordance with the 'Details of a Surface Water Drainage Scheme' by Cundall (ref. RPT-021) approved under ref. 15/00830/DISCON.

Reason: To ensure that the development mitigates surface water discharges in accordance with Policies SD1, SD2 and SD3 of the Watford Local Plan Core Strategy 2006-31.

Foundation Piling

12. The piling of the foundations of the development shall only be carried out in accordance with the following details:
- i) Design Statement on Foundation Solution by Cundall (Report no. 1010242-RPT-00010 rev A, dated 21/05/2015).
 - ii) Outline Piling Methodology by Expanded (Ref. 1507/017, dated 15 January 2016).
 - iii) GA Plan Proposed Pile Layout (drg. no. CPW-CDS-XX-B1-PL-S-06-1300 Issue T01) (Cundall).
 - iv) Existing and Proposed Building Boundary (drg. no. CPW-CCL-XX-00-DR-C-52-0003) (Cundall).
 - v) Proposed Building and Section (drg. no. CPW-CCL-XX-00-DR-C-0004) (Cundall).

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure and to avoid the potential to impact on local underground sewerage utility infrastructure; and to avoid unacceptable risk to groundwater.

Shop front Design

13. No shop front shall be installed on any retail unit within the development (new buildings or refurbished existing buildings), the cinema or the leisure unit until a detailed shop front design guide has been submitted to and approved in writing by the Local Planning Authority. The shop front design guide shall include details of materials, signage zones, lighting, windows and doors. All shop fronts to the retail units, cinema and leisure unit shall be installed in accordance with the approved

design guide and shall be retained at all times, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the appearance of the development, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

14. No shop front shall be installed on any restaurant unit within the development or any unit fronting on to High Street until the details of the design and materials of the shop front and the signage zone has been submitted to and approved in writing by the Local Planning Authority. The shop front shall only be installed in accordance with the approved details and shall be retained at all times, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the appearance of the development, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

Hard Landscaping and Street Furniture

15. Within 12 months of the commencement of construction works, a hard landscaping and street furniture scheme for all areas within the public realm, based upon the Council's adopted Streetscape Design Guide, shall be submitted to the Local Planning Authority. This shall include samples of the materials to be used for all pedestrian routes, public squares and areas of public highway at ground and first floor level and details of all street furniture to be used. No hard landscaping works shall be carried out until a scheme has been approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved scheme.

Reason: In the interests of the visual appearance of the site and the wider townscape, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

Lighting Scheme (buildings and spaces)

16. Within 12 months of the commencement of construction works, a comprehensive lighting scheme for the development (to include the new and existing buildings, the existing car park elevations, the pedestrian routes at ground and first floor levels and the new public spaces), shall be submitted to the Local Planning Authority. No lighting works shall be carried out until a scheme has been approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved scheme.

Reason: In the interests of the visual appearance of the site, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

Detailed drawings of buildings

17. No construction works shall commence until detailed drawings of each of the proposed new buildings have been submitted to and approved in writing by the Local Planning Authority. These drawings shall show relevant extracts of each building at a scale of 1:20 of the detailing of the buildings (i.e. window reveals, treatment of gables and parapets, brickwork patterns, etc.). The development shall only be constructed in accordance with the approved details.

Reason: In the interests of the character and appearance of the development and the wider street scene, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

Details of Grove Walk elevations

18. Within 12 months of the commencement of construction works, detailed drawings of the elevations to Grove Walk pedestrian walkway and the ground floor elevation to Beechen Grove (to include details of shop fronts and all other treatments to the elevations, and materials) and the underside of the roof of Grove Walk and the canopy on Beechen Grove (to include any cladding, materials and lighting), shall be submitted to the Local Planning Authority. No works shall be carried out until details

have been approved in writing by the Local Planning Authority. The development shall only be constructed in accordance with the approved details.

Reason: To ensure the Grove Walk pedestrian walkway and the Beechen Grove frontage are of a high quality and provide a visually attractive and safe environment for pedestrians, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

Details of glazed canopy

19. Within 12 months of the commencement of construction works, details of the design and materials of the high level glazed canopy and its supporting structures shall be submitted to the Local Planning Authority. No works relating to the glazed canopy shall be carried out until details have been approved in writing by the Local Planning Authority. The development shall only be constructed in accordance with the approved details.

Reason: In the interests of the character and appearance of the development, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

Travel Plan

20. No part of the development shall be occupied until the existing Watford Travel Plan has been updated, submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented as approved at all times.

Reason: To promote travel to the site by sustainable transport modes, in accordance with Policy T3 of the Watford Local Plan Core Strategy 2006-31.

Cycle Parking

21. No construction works shall commence until ground level and basement level plans detailing the siting of the proposed cycle parking provision for employees and visitors within the site have been submitted to and approved in writing by the Local

Planning Authority. This provision shall comprise a minimum of 40 spaces at ground level for visitors and a minimum of 82 spaces for employees.

Reason: To encourage travel to the site by cycle for employees and visitors, in accordance with Policy T10 of the Watford District Plan 2000 and Policy T3 of the Watford Local Plan Core Strategy 2006-31.

22. No unit within the development shall be occupied until details of the design of the cycle parking facilities for employees and visitors have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be installed in accordance with the details approved pursuant to Condition 22.

Reason: To encourage travel to the site by cycle for employees and visitors, in accordance with Policy T10 of the Watford District Plan 2000 and Policy T3 of the Watford Local Plan Core Strategy 2006-31.

Off-site highways improvement works

23. No part of the development shall be occupied until the following highway improvement works, as shown in principle on drawing nos. 2013-1325-DWG-205B and 210A (ttp consulting), have been completed:-

- i) Realignment of pedestrian crossing across bus lane on Beechen Grove.
- ii) Improvements to pedestrian crossing on Beechen Grove.
- iii) Improvements to exits from basement and Charter Palace car park.

Reason: To improve pedestrian access and safety to the development and in the interests of highway safety and the free flow of traffic.

Archaeology

24. (a) Works of demolition or construction shall only take place in accordance with the programme of archaeological works set out in the Written Scheme of

Investigation for Archaeological Building Recording (Final Draft, 6th January 2016) (Waterman) and the Written Scheme of Investigation for an Archaeological Watching Brief (AOC Project No. 32772, January 2016) (AOC) approved under ref. 15/01761/DISCON.

(b) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under (a) above and the provision made for analysis and publication where appropriate.

Reason: To ensure that any archaeological remains and the buildings of local interest to be demolished are properly recorded, in accordance with Policy UD2 of the Watford Local Plan Core Strategy 2006-31.

External plant noise levels

25. No unit within the development shall be occupied until details of all externally mounted air handling plant serving that unit, including its acoustic performance, have been submitted to and approved in writing by the Local Planning Authority. All such plant, including any associated mitigation measures, shall achieve the noise levels set out in the Environmental Noise Survey Report, reference 19403/ENS1 Revision 2 dated September 2013, unless otherwise agreed in writing by the Local Planning Authority. Before any unit is opened to the public, the plant and any associated mitigation measures shall be installed, and thereafter shall be maintained, in accordance with the details approved by the Local Planning Authority. For the purposes of this condition, a unit shall be construed as including any part of any building to which the public are admitted and that is capable of being occupied independently of any other part and, for the avoidance of doubt, shall include any part used as a restaurant, shop or for leisure purposes.

Reason: To safeguard the amenities and quiet enjoyment of the residential occupiers in the vicinity the development, pursuant to Policy SE22 of the Watford District Plan 2000.

26. No common parts of the development shall be occupied until details of all externally mounted air handling plant serving those parts, including its acoustic performance, have been submitted to and approved in writing by the Local Planning Authority. All such plant, including any associated mitigation measures, shall achieve the noise levels set out in the Environmental Noise Survey Report, reference 19403/ENS1 Revision 2 dated September 2013, unless otherwise agreed in writing by the Local Planning Authority. Before any of the common parts of the development are opened to the public, the plant and any associated mitigation measures relating to that part shall be installed, and thereafter shall be maintained, in accordance with the details approved by the Local Planning Authority. For the purposes of this condition, the common parts of the development shall be construed as including any part of the development to which the public are admitted which do not fall within the definition of "unit" in Condition 26.

Reason: To safeguard the amenities and quiet enjoyment of the residential occupiers in the vicinity the development, pursuant to Policy SE22 of the Watford District Plan 2000.

Noise emission from leisure uses

27. No construction works shall commence until details of the acoustic performance of the building fabric of the cinema and leisure units, demonstrating compliance with the requirements set out in the Environmental Noise Survey Report, reference 19403/ENS1 Revision 2 dated September 2013, have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To safeguard the amenities and quiet enjoyment of residential occupiers in the vicinity the development, pursuant to Policy SE22 of the Watford District Plan 2000.

Fume extraction from restaurant uses

28. Before any restaurant unit is occupied, details of the equipment to be provided for the extraction and filtration of fumes and/or odours produced by cooking and food preparation shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, no fume extraction equipment shall be externally mounted on the vertical facades of any part of the development. Before any restaurant unit is opened to the public, such equipment shall be installed as approved, and thereafter maintained in full working order at all times, in accordance with the details approved by the Local Planning Authority.

Reason: To ensure the equipment is not detrimental to the appearance of the development and to safeguard the amenities of residential occupiers in the vicinity the development, pursuant to Policy UD1 of the Watford Local Plan Core Strategy 2006-31 and Policy S12 of the Watford District Plan 2000.

Palace Charter car park opening hours

29. Palace Charter car park shall open for use by the public at all times during which any retail unit, restaurant unit, the cinema or the leisure unit are open and it shall not be closed to the public until at least one hour after the closure of the last unit within the development.

Reason: To ensure adequate and convenient car parking is available for visitors to the development.

Land contamination

30. No development approved by this planning permission shall take place until a scheme that includes the following components to deal with the risks associated

with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

i) A site investigation scheme, based on the submitted Preliminary Environmental Risk Assessment (by Watermans, reference EED14097-100-R.1.2.2-NS, dated October 2013) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

ii) The results of the site investigation and detailed risk assessment referred to in (i) 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.

iii) 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 (ii) 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 express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure protection of groundwater as the site is within source protection zone 2, in accordance with policies SE24 and SE28 of the Watford District Plan 2000.

31. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation has been 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. It shall also include any plan (a “long-term monitoring and maintenance plan”) for longer-term monitoring of pollutant linkages, maintenance and arrangements for

contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure protection of groundwater as the site is within source protection zone 2, in accordance with policies SE24 and SE28 of the Watford District Plan 2000.

32. 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 the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure protection of groundwater as the site is within source protection zone 2, in accordance with policies SE24 and SE28 of the Watford District Plan 2000.

33. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To ensure protection of groundwater as the site is within source protection zone 2, in accordance with Policy SE28 of the Watford District Plan 2000.

High St/Beechen Grove pedestrian link

34. Upon opening of the development to the public, the pedestrian route shown on the approved drawings between High Street and Beechen Grove, via the realigned

Meeting Alley and Grove Walk, shall be made available and kept open to members of the public to pass and repass on foot and shall not be gated or closed off by any means, either temporarily or permanently, to prevent the passage of pedestrians unless required in connection with temporary maintenance, improvement or emergency works.

Reason: To ensure the site remains fully accessible to pedestrians at all times from High Street and Beechen Grove.

Listed building at 63-65, High Street

35. No works of any nature shall be carried out to the listed building until a detailed scheme for the refurbishment and restoration of the front façade of the building, to include the removal of the existing exterior paint and the reinstatement of the original design of the ground floor windows, has been submitted to and approved in writing by the Local Planning Authority. The works to the building shall only be carried out in accordance with the approved details.

Reason: To conserve and enhance the architectural and historic interest of the building, in accordance with Policy UD2 of the Watford Local Plan Core Strategy 2006-31.

Informatives

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

2. The approved Sewer Impact Study by Thames Water Asset management (ref. X4503-719, SMG 1589, v2.0 Feb 2015) concludes that no improvements are required to the foul sewer network arising from the development.

Drawing numbers

AP (02) 0999 P02, 1000 P02, 1001 P02, 1002 P01, 1003 P01, 1004 P01, 1150 P01, 1151 P01, 1010 P01, 1011 P01, 1012 P01, 1015 P01

AP (04) 1152 P07, 0249 P05, 0250 P08, 0251 P08, 0252 P10, 0253 P12, 0254 P12, 0255 P12, 0256 P11, 0257 P11, 0268 P03, 0269 P01

AP (05) 1600 P13, 1601 P07, 1602 P10, 1603 P05

AP (06) 1700 P08, 1701 P02, 1702 P06, 1703 P06, 1704 P02

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