

PART A	
Report of: Head of Development Management	
Date of committee:	1st September 2016
Site address:	462-464 St Albans Road
Reference Number:	16/00661/FUL
Description of Development:	Change of use of existing rear extension from office (B1 Use Class) to a single residential dwelling (C3 Use Class)
Applicant:	Jenga Ltd
Date Received:	13th May 2016
8 week date (minor):	8th July 2016
Agreed extended date:	8th September 2016
Ward:	Tudor

1.0 Site and Surroundings

- 1.1 This application relates to a two storey, flat-roofed rear extension which forms part of the premises known as 462-464 St Albans Road.
- 1.2 The property at 462-464 St Albans Road is situated on the eastern side of St Albans Road some 12 metres north of the junction with Bushey Mill Lane. It comprises a commercial unit at ground floor level with residential accommodation on the first and second floor levels above.
- 1.3 The commercial unit is currently vacant having last been used as a beauty clinic. Prior to its occupation by a beauty clinic business the premises had been in use as a bank. This unit forms part of the Longspring parade of shops which is designated as a 'Local Shopping Frontage' on the Watford District Plan 2000 Proposals Map. The Longspring area in which the property is located is also identified as a "Neighbourhood Centre" in Table 2 of the Watford Local Plan Part 1 Core Strategy 2006-31 (page 50).
- 1.4 The two storey extension to which this application relates sits behind the main frontage building and had previously provided a strong room and staff facilities for the bank. It has been subject to an extension in recent years and the resultant structure benefits from having planning permission to be used as an office (falling within use class B1). However, it has recently come to light that this building is currently being used as 2 separate self-contained flats (one occupying the ground

floor and the other occupying the first floor).

- 1.5 A service road runs behind the parade of shops and this provides access to the rear of these commercial premises. This service road abuts the eastern boundary of the site and is accessed via entrances on both St Albans Road and Bushey Mill Lane. Further to the east, and on the opposite side of the service road, a former depot building exists and this is occupied by a motor vehicle service and repairs business (Kwik Fit).
- 1.6 The subject property does not encompass any listed buildings and is not located within a Conservation Area.



Fig. 1. Aerial view of site.

2.0 Proposed Development

- 2.1 The application proposes the change of use of the existing rear extension from its lawful office use (falling within use class B1) to a single residential dwelling (falling within use class C3).
- 2.2 The existing unauthorised flats that currently occupy the building will be removed and replaced with a single unit that will comprise two bedrooms at ground floor level and a lounge, kitchen/dining area and shower room at first floor level.

2.3 Access to the unit will be gained via the existing first floor entrance which itself is accessed off the flat roof of the element that links the rear of the main building to the two storey addition. This access relies on the use of the external staircase structures located within the small yard area behind the main building. These can be reached by approaching the site from the rear using the service road. An alternative means of access is also provided by way of a staircase which passes through the main building. This is accessed from a ground floor door on the St Albans Road frontage.

3.0 Relevant Planning History

3.1 The site has an extensive site history relating to its commercial uses and relating to extensions and alterations to create residential flats. The most recent relevant planning history is outlined below:

Ref. 09/00056/FUL (466 St Albans Road) – Conversion of existing first and second floor maisonette into 1no. studio flat and 1no 1-bed flat – Conditional Planning Permission granted in April 2009.

Ref. 09/00741/COU – Change of use of part of the existing premises to offices (Class B1) involving the erection of a first floor rear extension (amended description and amended plans received) – Conditional Planning Permission granted in December 2009.

Ref. 10/00347/FUL – The installation of an external staircase to the rear, the formation of new entrance to the front, the installation of front and rear dormer windows to provide additional habitable space together with the change of use of the first floor office (Use Class B1) to provide 4 self contained flats (Use Class C3) – Conditional Planning Permission granted in June 2010.

Ref. 10/00788/COU – The erection of a single storey rear extension at the first floor level and the change of use of the existing ground and first floor rear extension from ancillary offices/storage (within Class B1) to provide a new two bedroom flat within the enlarged extension, incorporating a balcony at first floor level and the formation of new metal access platform link to existing external staircase – Refused Planning Permission in October 2010 for the following reasons:

1. *The proposed flat will be located within an unattractive location and will provide an unsatisfactory living condition for the future occupiers of the site*

by reason of its setting within an unwelcoming environment and poor outlook at the rear of a service yard and subject to a degree of overlooking and hence it will be contrary to policies H8 and U2 of Watford District Plan 2000.

2. *Because of the windows in the north elevation, the proposed development will give rise to problems of overlooking and loss of privacy and is contrary to the Council's Supplementary Planning Document Residential Design Guide, RDG3.3.2 (Privacy Guidelines for Dwellings) and Policies U2 of the Watford District Plan 2000.*
3. *An agreement under Section 106 of the Planning Act has not been completed to secure a financial contribution towards the provision of local and community facilities to mitigate against the impact of development upon such facilities in Watford. As such, the proposal is contrary to Policies IMR2 and L9 and H10 of the Watford District Plan 2000.*
4. *An agreement under Section 106 of the Planning Act has not been completed to secure a financial contribution towards the implementation of sustainable transport measures in the locality of the site as part of the South West Herts Transportation Strategy and the Council's Cycle Strategy and walking Strategy. As such, the proposal is contrary to Policies T4, T6, T9 and T24 of the Watford District Plan 2000.*

Ref. 10/00792/COU – The erection of a single storey rear extension at the first floor level and the change of use of the existing first floor rear extension from ancillary offices/storage (within Class B1) to provide a new one bed room flat within the enlarged extension, incorporating a balcony at first floor level and the formation of new metal access platform link to existing external staircase – Refused Planning Permission in October 2010 for the following reasons:

1. *The proposed flat will be located within an unattractive location and will provide an unsatisfactory living condition for the future occupiers of the site by reason of its setting within an unwelcoming environment and poor outlook at the rear of a service yard and subject to a degree of overlooking and hence it will be contrary to policies H8 and U2 of Watford District Plan 2000.*
2. *Because of the windows in the north elevation, the proposed development will give rise to problems of overlooking and loss of privacy and is contrary to*

the Council's Supplementary Planning Document Residential Design Guide, RDG3.3.2 (Privacy Guidelines for Dwellings) and Policies U2 of the Watford District Plan 2000.

3. *An agreement under Section 106 of the Planning Act has not been completed to secure a financial contribution towards the provision of local and community facilities to mitigate against the impact of development upon such facilities in Watford. As such, the proposal is contrary to Policies IMR2 and L9 and H10 of the Watford District Plan 2000.*
4. *An agreement under Section 106 of the Planning Act has not been completed to secure a financial contribution towards the implementation of sustainable transport measures in the locality of the site as part of the South West Herts Transportation Strategy and the Council's Cycle Strategy and walking Strategy. As such, the proposal is contrary to Policies T4, T6, T9 and T24 of the Watford District Plan 2000.*

Ref. 10/01144/COU – Change of use of the rear ground and first floor extension to use Class B1 offices, together with a single storey rear extension at first floor level with new windows and doors – Conditional Planning Permission granted in January 2011.

4.0 Planning Policies

4.1 Development Plan

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

- (a) *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.*

- 4.2 *The Watford Local Plan Core Strategy 2006-31 was adopted in January 2013. The Core Strategy policies, together with the “saved policies” of the Watford District Plan 2000 (adopted December 2003), constitute the “development plan” policies which, together with any relevant policies from the County Council's Waste Core Strategy and the Minerals Local Plan, must be afforded considerable weight in*

decision making on planning applications. The following policies are relevant to this application.

4.3 Watford Local Plan Core Strategy 2006-31

WBC1	Presumption in favour of sustainable development
SS1	Spatial Strategy
SD1	Sustainable Design
SD2	Water and Wastewater
SD3	Climate Change
SD4	Waste
TLC2	Neighbourhood Centres
HS1	Housing Supply and Residential Site Selection
HS2	Housing Mix
T2	Location of New Development
T3	Improving Accessibility
UD1	Delivering High Quality Design

4.4 Watford District Plan 2000 (saved policies)

SE7	Waste Storage, Recovery and Recycling in New Development
SE22	Noise
T10	Cycle Parking Standards
T21	Access and Servicing
T22	Car Parking Standards
T24	Residential Development
T26	Car Free Residential Development
H13	Conversions

4.5 Hertfordshire Waste Core Strategy and Development Management Policies Document 2011-2026

No relevant policies.

4.6 Hertfordshire Minerals Local Plan Review 2002-2016

No relevant policies.

4.7 Supplementary Planning Documents

The following Supplementary Planning Documents are relevant to the determination of this application, and must be taken into account as a material planning consideration.

4.7.1 *Residential Design Guide*

The Residential Design Guide (RDG) was adopted in July 2014. It provides a robust set of design principles to assist in the creation and preservation of high quality residential environments in the Borough which will apply to proposals ranging from extensions to dwellings to new individual dwellings and large-scale, mixed-use, town centre redevelopment schemes. The guide is a material consideration in the determination of relevant planning applications.

4.7.2 *Watford Character of Area Study*

The Watford Character of Area Study was adopted in December 2011. It is a spatial study of the Borough based on broad historical character types. The study sets out the characteristics of each individual character area in the Borough, including green spaces. It is capable of constituting a material consideration in the determination of relevant planning applications.

4.7.3 *Technical Housing Standards – Nationally Described Space Standard*

This was published in March 2015 by the Department for Communities and Local Government.

4.8 **National Planning Policy Framework**

The National Planning Policy Framework sets out the Government's planning policies for England. The following provisions are relevant to the determination of this application, and must be taken into account as a material planning consideration:

Achieving sustainable development

The presumption in favour of sustainable development

Core planning principles

Section 4 Promoting sustainable transport

Section 6 Delivering a wide choice of high quality homes

Section 7 Requiring good design

Section 10 Meeting the challenge of climate change, flooding and coastal change

Decision taking

5.0 **Consultations**

5.1 **Neighbour consultations**

Letters were sent to properties in St Albans Road and Bushey Mill Lane.

5.2 Site Notices

Site notices were placed. These expired on 1st July 2016.

5.3 The following is a summary of the representations that have been received:

Number of original notifications:	14
Number of objections:	7
Number in support:	0
Number of representations:	7

5.4 The points that have been raised are summarised below and are considered in the “Appraisal” section of the report.

- No car parking – parking problems will be made worse.
- Inadequate rubbish arrangements.
- Overdevelopment.

5.5 The Committee will be advised of any additional representations received after the date this report was written.

6.0 Appraisal

6.1 Main issues

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

- (a) Principle of development
- (b) Design and impact on visual amenity.
- (c) Layout and living standards for future occupiers.
- (d) Impact on amenity of surrounding residential properties.
- (e) Access, parking and transportation.
- (f) Consideration of objections.

6.2 (a) Principle of development

6.3 Policy HS1 of the Watford Local Plan Core Strategy 2006-31 advises that factors that will support residential allocation in the site allocations document, and which will also be considered in determining applications on windfall sites, will include, inter alia: consistency with the spatial strategy; previously developed land; close to good public transport, walking and cycle network routes; location within the town centre or at other strategically located sites. The Policy further

advises that factors that will go against residential allocation will include: not previously developed land; land at risk of flooding; existing employment land, open space or other community facilities for which there is still an identified need; land with high biodiversity, landscape or cultural heritage significance; no access to reliable integrated public transport links.

- 6.4 The proposal complies with the provisions of Policy HS1 in that the site occupies previously developed land which is close to good public transport routes. The site is not in an area at risk of flooding, is not open space or a community facility and does not have high biodiversity, landscape or cultural heritage significance.
- 6.5 The proposal will result in the loss of office space. However, this site is not located within a designated Employment Area and instead lies within a primarily residential area where residential development is considered to be acceptable in principle.
- 6.6 The proposal will not result in any loss of commercial floorspace within the main building which forms part of the retail frontage. The shop will continue to provide a suitable layout for it to be used for commercial purposes and it is considered that the proposal will cause no harm to the viability or vitality of the Local Shopping Frontage in accordance with Policy S9 of the Watford District Plan 2000.
- 6.7 Policy H13 of the Watford District Plan 2000 advises that the conversion of non-residential buildings to dwellings will be acceptable in principle provided they do not result in more than 10% of the existing residential frontage in a street block consisting of a mix of conversions, HMO or guest houses. In this case, the subject building has had a commercial usage and the proposal will not therefore result in the loss of any family-sized dwellings. The conversion rate is not considered relevant in this particular case.
- 6.8 (b) Design and impact on visual amenity
- 6.9 Policy UD1 of the Watford Local Plan Core Strategy 2006-31 states that “new development should respect and enhance the local character of the area in which it is located”. Policy SS1 of the Watford Local Plan 2006-31 advises that “Outside of the areas covered by specific policies, the emphasis will be on making sure that new development protects residential amenity, protects and enhances the character of the area, maintains and enhances the quality of our open spaces and green infrastructure and protects our built heritage”.

6.10 The proposed development relies predominantly on internal alterations being carried out to create the new residential accommodation. Only minor external alterations are required and these will involve the removal of the existing concrete steps outside the ground floor entrance and the construction of new bin storage structures to the side and rear of the building. Such works will have no significant impact on the character or appearance of the building and the bin storage structures will help to contain the refuse and recycling receptacles in the interests of visual amenity.

6.11 (c) Layout and living standards for future occupiers

Amenity space

6.12 Section 7.3.22 of the RDG advises that the minimum standard for private garden space for a 2 bedroom family dwelling is 50 square metres. The submitted plans show that no private amenity space will be provided and this will be contrary to the provisions of the RDG. However, given the size of the proposed property and the built up nature of the area it is considered that this will not warrant a reason for refusal of the application. Indeed, the lack of amenity space did not form a reason for refusal of the earlier applications. The context of the site also needs to be taken into account and in this case many of the residential properties within this built up location, including the other residential units contained within the main building and those within the adjoining properties, do not benefit from any private amenity space.

Internal space

6.13 It is considered that the proposed accommodation will provide an adequate amount of usable internal floorspace that will allow its future occupiers to enjoy a suitable living environment. The layout will allow a typical arrangement of furniture with enough manoeuvring and circulation space. In addition, storage space will also be accommodated at both ground floor and first floor levels. The gross internal floor area of the building is 82.15 square metres. This will exceed the minimum 81 square metre standard for a 2 bedroom, 4 person, 2 storey dwelling as set out by the nationally described standard.

Lighting and outlook

6.14 It is acknowledged that with previous schemes which sought to convert the subject building into residential accommodation, the Council had raised concerns regarding the lack of suitable outlook for future occupiers. These concerns formed part of the reasons for refusal of applications 10/00788/COU and

10/00792/COU (see “Relevant Planning History” section of the report above).

- 6.15 It is felt that with the current proposal, the outlook from the ground floor bedrooms will be restricted to an extent given that some of the windows will face towards the former depot building (which is currently occupied by Kwik Fit). However, notwithstanding the proximity of this neighbouring building, it is felt that a reasonable amount of outlook for the future occupiers of the development will be achieved.
- 6.16 The ground floor window that will serve ‘Bedroom 2’ will be separated from the neighbouring Kwik Fit building by a distance of 3 metres but owing to the orientation of the buildings and their relationship with each other, a reasonable amount of natural light will reach this room. Moreover, views from this window can be afforded past the front of the neighbouring Kwik Fit building which allows a suitable degree of outlook for this bedroom.
- 6.17 ‘Bedroom 1’ will benefit from windows on the north and east-facing elevations of the building and will be dual-aspect in this regard. These windows will be separated from the nearest neighbouring structures by a sufficient distance to ensure that reasonable outlook and natural lighting is achieved.
- 6.18 The living, kitchen and dining areas are to be provided at first floor level where the opportunities for natural lighting and outlook are less restricted. These rooms will benefit from suitable levels of outlook and natural lighting.

Privacy

- 6.19 It was previously considered that the residential accommodation which was proposed under applications 10/00788/COU and 10/00792/COU would be subjected to overlooking. Despite these concerns on the earlier schemes, it is felt that the new unit will benefit from adequate levels of privacy. The windows on the east-facing elevation of the building serving the living, dining and kitchen areas will not be overlooked by any neighbouring properties from close range given their siting.
- 6.20 There is the potential for those windows on the north-facing elevation to be overlooked somewhat by users of the yard area or the external staircase but none of these windows provide the sole source of light and outlook for any habitable rooms. As such, were the future occupiers to consider that their privacy was being compromised by these windows they would have the option to install measures so as to prevent any overlooking through the use of blinds, curtains or

obscure glazing for example.

- 6.21 With regard to the proposed bedrooms, these will be located at ground floor level and will be served by windows on the east-facing elevation. Persons using the service road which runs behind the site will be able to afford views towards these windows but it is acknowledged that the internal floor level of the subject building is significantly higher than the external ground level and this has resulted in these windows having a relatively high cill level. Because of their height above ground level passers-by are unable to gain full views into these windows without making a concerted effort.

Refuse and recycling storage provision

- 6.22 The submitted plans indicate that bin storage will be provided in the small yard area on the northern side of the building and also at the rear of the building (on its eastern side). Purpose-built enclosures will be installed to ensure that receptacles are kept in a tidy manner. The storage enclosure that is to be installed on the eastern side of the building has been designed to prevent odours entering the nearby window through its incorporation of lids. It is considered that refuse and recycling receptacles could suitably be provided in these locations without causing any harm to the visual amenity of the site or the amenities of the occupiers of the new unit and surrounding properties.
- 6.23 It is noted, that, at present, the bin storage area at the rear of the premises is not being used efficiently. The new storage structures will seek to improve the situation through the containment of waste. It is considered that the level of waste generated by the proposed residential unit would not be significantly above that of the existing office use.

Internal noise levels

- 6.24 A number of residential properties occupy the upper floors of the adjoining premises and therefore there is an established residential environment in the area. The unit sits within close proximity of a number of commercial premises including that of Kwik Fit (located in the former depot building to the east) which carries out motor repairs and servicing. There is the potential for activities being carried out at nearby commercial uses to be heard at the subject site. Yet, none of these uses that have the potential to generate noise are likely to be operated late in the evening or early in the morning and therefore the risk of noise disturbance being caused to the occupiers of the property during unsociable hours is considered low.

6.25 In addition to the above, the proposed bedrooms will occupy the ground floor level of the building which had previously comprised a strong room – associated with its former use as a bank. This part of the building benefits from relatively thick, solid walls which in themselves will help to insulate the bedrooms from external noise sources.

Setting and environment

6.26 Both previous applications 10/00788/COU and 10/00792/COU were refused on grounds that the units they proposed would be located within an unattractive location which offers an unwelcoming environment.

6.27 It is felt that the service road at the rear of the property does not offer a particularly welcoming environment although this road is used by other residents as a means of access to the neighbouring flats. As such, there is some activity to the rear of the site which provides an element of surveillance.

6.28 It must be taken into consideration that the safety and security of the occupiers of the property could be improved with the installation of lighting or other security measures should this be required.

6.29 The proposed property will benefit from access points both at the rear and from the St Albans Road frontage (see “Access, parking and transportation” section of the report below). The provision of the access point on St Albans Road offers a more inviting entrance for future occupiers.

6.30 (d) Impact on amenity of surrounding residential properties.

6.31 The proposal does not involve the erection of any extensions, and, consequently, there will be no loss of light or outlook caused to neighbouring properties as a result of the works.

6.32 Under previous applications which sought to convert the building into a residential use (Refs. 10/00788/COU and 10/00792/COU), concerns had been raised regarding the potential for overlooking. However, under this current application no new windows are to be installed. Instead, the development will rely on the existing window openings being utilised and, as such, the scheme will not introduce any privacy issues.

6.33 The new residential accommodation will be contained within the extension at the rear of the main frontage building. It is separated from the nearest residential

properties and therefore it is unlikely that any noise disturbance to surrounding residents will be caused by the development.

6.34 In light of the above, it is felt that the proposed development will cause no significant harm to the amenities of neighbours, in accordance with the provisions of the RDG and the objectives of Policy SS1 of the Watford Local Plan Core Strategy 2006-31 and paragraph 17 of the NPPF.

6.35 (e) Access, parking and transportation.

Car parking and traffic generation

6.36 The information provided on the submitted application form and within the Planning, Design and Access Statement indicates that there is no provision for off street parking. However, notwithstanding this, the site is located within close proximity of North Watford Rail Station (less than 800m away), bus stops and the shops and services located along St Albans Road. Two supermarkets (ASDA and Sainsburys) are also within easy reach being located less than a kilometre away. In a sustainable location such as this there is no requirement for any on-site parking to be provided in accordance with Policy T26 of the Watford District Plan 2000.

6.37 Given the sustainable location of the site and the cycle parking provision that will be made, it is considered that the proposal will not result in any significant increase to on-street parking. Occupiers of the unit will be able to use passenger modes of transport. It is considered that the conversion of the office space into one residential unit will not result in a significant increase in the demand for on-street parking or traffic generation, particularly given how well connected the site is to passenger modes of transport.

Cycle storage

6.38 The submitted plans show that cycle storage will be provided to the rear of the premises within a secure and weatherproof enclosure. This will be convenient for the occupiers of the unit and will meet the provisions of saved Policy T10 of the Watford District Plan 2000.

Access

6.39 Access to the ground floor shop unit will remain unaltered and, as such, the development will not compromise the effective use of this commercial unit.

6.40 Occupiers of the new unit will have to access their property by using either the external staircase via the rear of the site or by using the staircase which runs through the main building and which is accessed from a ground floor entrance within the St Albans Road frontage. It is felt that this arrangement will offer a suitable means of access to the property.

6.41 (f) Consideration of objections

6.42 Seven representations from neighbouring properties have been received. Some of the issues raised by the objectors have been discussed in the 'Appraisal' section of the report above. Those matters which have not already been discussed or which require further elaboration are considered in the table below.

Representations	Officer's response
Overdevelopment.	<p>The main building has undergone redevelopment in the past involving the creation of new flats. The proposal will result in another residential unit being created at this property. Nonetheless, the scheme does not rely on any extensions being added and the building footprint will remain unaltered.</p> <p>As mentioned above, the gross internal floor area of the new unit will exceed the minimum standard as set out by the nationally described technical housing standards.</p>

6.43 The Committee will be advised of any additional representations received after the date this report was written.

7.0 Community Infrastructure Levy

7.1 Community Infrastructure Levy (CIL)

7.2 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.

7.3 In accordance with s.70 of the Town and Country Planning Act 1990, as amended by s.143 of the Localism Act 2011, a local planning authority, in determining a planning application, must have regard to any local finance consideration, so far as material to the application. A local finance consideration is defined as including a CIL charge that the relevant authority has received, or will or could receive. Potential CIL liability can therefore be a material consideration and can be taken into account in the determination of the application.

7.4 In this case, the proposal seeks to create residential floorspace through the conversion of a building and is CIL liable. The CIL charge for new residential development is currently set at £120 per square metre.

8.0 Conclusion

8.1 It is considered that the proposed development will provide a suitable standard of living for its future occupiers without compromising the amenities of the occupiers of the neighbouring properties. The proposal will involve no extensions or significant external alterations and, as such, will cause no harm to the overall appearance of the property or the character of the area. Given the sustainable location of the site and taking into account the existing use, it is considered that the proposal will not result in any significant increase to on-street parking or traffic generation on the surrounding roads.

9.0 Human Rights Implications

9.1 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. With regard to any infringement of third party human rights, these are not considered to be of such a nature and degree as to override the human rights of the applicant and therefore warrant refusal of planning permission.

10.0 Recommendation

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

1. The existing unauthorised flats shall be removed and the development to which this permission relates shall be begun within a period of six months 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 hereby permitted shall be carried out in accordance with the following approved drawings: 14395/Location Plan Rev A; 14395/Block Plan; 14395/52 Rev G – amended plan received 19.08.16; 14395/53 Rev F – amended plan received 09.06.16; 14395/54 Rev C; 14395/60 Rev A; 14395/61 Rev A; 14395/62.

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

3. The residential unit hereby approved shall not be occupied until the refuse, recycling and cycle storage provision, as detailed on the plans hereby approved, has been installed and made available for use. In the event of the approved storage provision not being achievable, details of an alternative means of storage shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the unit. Any alternative means of storage approved by this condition shall be installed and shall be made available for use prior to the occupation of the unit.

Reason: To ensure adequate facilities are provided for the future occupiers and in the interests of the visual appearance of the site, in accordance with saved Policies SE7 and T10 of the Watford District Plan 2000 and Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

10.2 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 2015.

2. This permission does not remove the need to obtain any separate consent, which may be required under the Buildings Act 1984 or other building control legislation. Nor does it override any private rights which any person may have relating to the land affected by this decision.

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

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

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

Monday to Friday 8am to 6pm

Saturdays 8am to 1pm

Noisy work is prohibited on Sundays and bank holidays

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

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

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

Drawing numbers

14395/Location Plan Rev A

14395/Block Plan

14395/52 Rev G – amended plan received 19.08.16

14395/53 Rev F – amended plan received 09.06.16

14395/54 Rev C

14395/60 Rev A
14395/61 Rev A
14395/62

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