

DEVELOPMENT MANAGEMENT SECTION

PART A	
Report of: Head of Development Management	
Date of committee:	28th February 2018
Site address:	Land Adjacent To 17 - 19 St Johns Road
Reference Number:	17/01619/FUL
Description of Development:	(AMENDED DESCRIPTION) Erection of 3 no, three bedroom townhouses, 1 no, one bedroom apartment and 1 no, two bedroom apartment.
Applicant:	Westfields Homes Limited
Date Received:	22nd November 2017
13 week date (major):	17th January 2018
Ward:	Central

1.0 Site and surroundings

- 1.1 The proposal relates to the land which surrounds a two storey building within an irregular plot of land. The building is located on the corner of St. Johns Road and Estcourt Road. The corner building was originally built as a shop associated with a nursery gardens. However, until recently the two storey building, including the side extensions on either side of the building, were used for office purposes.
- 1.2 In 2014, the council granted planning permission for the demolition of the side extensions, the conversion of the corner building into flats, and the erection of a terrace of three houses facing St. Johns Road and a two storey building facing Estcourt Road to provide two flats. Following this permission, the side extensions were demolished.
- 1.3 The site has been subdivided and has been legally separated since the planning permission was granted in 2014. The corner building remains with the original owner, whereas the land previously occupying the side extensions have been sold off and now forms the current application.
- 1.4 As well as the demolition of the extensions flanking the original building, works of conversion and alterations have been carried out to the original corner building. The works appear to be near completion and include; the thorough refurbishment

of the entire building, works of conversion, as well as installation of uPVC windows to the shopfront and upper floors. However, the works have not fully complied with the 2014 approved scheme and the council served an enforcement notice (24th March 2017). However, the owner is actively cooperating to resolve the issues. A subsequent application to resolve the part retrospective application was approved and works to remedy the breaches of the planning are well underway.

- 1.5 The present application relates to the land either side of the main building, where the side extensions to the main building used to occupy, but is now vacant following their demolition.
- 1.6 The corner building, which is not the subject of this application, is one of the earliest buildings in the area and occupies a prominent location in the Estcourt Conservation Area. This is a heavily built up area and is located within a designated Controlled Parking Zone.
- 1.7 There are no trees within the site of any significance. There are two vehicular accesses to the site from both roads and some parking spaces are available on site.
- 1.8 The conservation area is characterised by two storey Victorian terraced housing with the surrounding built context dating from the 19th Century to 20th century. The defined historical character of the conservation area is established through the strong street and roofscape with consistent building lines, roof form, proportions and materials as defined in the Estcourt Conservation Area Appraisal.
- 1.9 The houses are typically in brick, often with detailing or decorative features in contrasting materials. Several buildings have been rendered or painted. Although this has eroded the uniformity of the area to some extent, the original brick elevations predominate and make an important contribution to the character and appearance of the area.
- 1.10 The historical layout is generally retained. However, within the immediate vicinity of the site there is single storey church building which clearly is not in keeping with the established character of the area. Further, the vacant land and the hard-standing areas of the application building also fail to add to the character of the area.
- 1.11 The area is quite built up but there are small pockets of open spaces and occasional gaps between building offering some respite.

2. Proposed Development

Full planning permission is sought for:

- 2.1 The erection of two blocks, two storeys each; one facing St. Johns Road, containing three family town houses and the other facing Estcourt Road containing two flats. Both blocks will include habitable accommodation within the roofspace. There will be no car parking space provision on site. The scheme will also provide waste storage and cycle storage as well as small area for amenity use.

3. Planning History

- 3.1 On 03.11.2014 conditional planning permission (Ref: 14/01153/FUL) was granted for the demolition of existing single storey side and rear extensions and creation of three, 3 bedroom terraced houses and one, 3 bedroom detached dwelling along with conversion and refurbishment of the existing flat block to create two, 2 bedroom flats.
- 3.2 On 11.02.2016 planning permission (Ref:15/01719/FUL) was refused for the demolition of existing buildings and construction of 8 new duplex flats in the same external form as those proposals approved under planning approval ref: 14-01153-FUL
- 3.3 On 26.07.2017 planning permission (Ref: 17/00733/FUL) was refused for the erection of two new residential units providing 7 flats, and associated ancillary works. As previously approved under planning application reference no. 14/01153/FUL, one unit will front St John's Road, and the other Estcourt Road.
- 3.4 On 06.11.2017 a part retrospective scheme (Ref: 17/00914/VAR) was approved for minor material amendment to the approved 2014 scheme with respect to the corner building. This scheme included the relocation of the front door to the side, the installation of gates to the side passages and details of fenestrations, railings, landscaping and alteration to the internal layout. (The works to implement this scheme is well underway).

4 Relevant Policies

- 4.1 Watford District Plan 2000 and Supplementary Planning Guidance as saved by a direction of the Secretary of State, dated 14 September 2007, under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Order.

4.2 Watford District Plan 2000

- SE22 Noise
- SE23 Light Pollution
- T10 Cycle Parking Standards
- T21 Access and Servicing
- T24 Residential Development
- T26 Car Free Residential Development
- H10 Planning Agreements for Educational and Community Facilities
- U17 Setting of Conservation Areas
- U18 Design in Conservation Areas
- L8 Open Space Provision in Housing Development
- L9 Children's Play Space

4.3 The adopted Core Strategy January 2013

The following policies of the Core Strategy are considered to be relevant to the planning application.

- HS1 Development on Previously-Developed Land
- HS2 Housing Mix
- SS1 Spatial Strategy
- SD1 Sustainable Design states that the council will apply the principles of the Hertfordshire Building Futures Guide, and will expect all new development to comply with the updated national standards on sustainable development, as delivered through the revised standards on Code for Sustainable Homes and BREEAM standards for Commercial Buildings.
- SD2 Water and Waste water aims to minimise water consumption, surface water run-off.
- SD3 (Climate Change) states that all new developments (and associated infrastructure) will maximise the use of energy efficiency and energy conservation measures in their design, layout and orientation to reduce the overall energy demand.
- T2 (Location of New Development) expects development to be located in close proximity to sustainable transport nodes where facilities can be accessed without the need to travel by private car.
- T3 (Improving Accessibility) requires all development proposals to provide access for people with disabilities and be accessible by all forms of sustainable transport.

- T4 (Transport Assessments) requests TAs to be provided with development proposals to enable the impact of new development to be evaluated.
- T5 Providing New Infrastructure
- UD1 (Delivering High Quality Design) sets out the design principles to which all new development should adhere.
- UD2 (Built Heritage conservation) sets out measures to protect, preserve and enhances the character of the conservation areas.
- INF1 Infrastructure delivery and planning obligations

4.4 Supplementary Planning Guidance Notes

- 4.5 A revised Watford Residential Design Guide was adopted as a Supplementary Planning Document by Watford Borough Council's Cabinet on 23rd July 2014 following public consultation between 4th November and 16th December 2013. This supersedes the Residential Design Guides: Volume 1: Building New Homes & Volume 2: Extending Your Home (2008) and Supplementary Planning Guidance 6 (SPG6): Internal Space Standards (2004).

4.6 Estcourt Conservation Area Character Appraisal Document

National Planning Policy Framework

- 4.7 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and seeks to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth. The NPPF was published on 27 March 2012 and is a material consideration in planning decisions. As a result of the publication of the NPPF, all previous Planning Policy Guidance Notes and Statements have been cancelled.
- 4.8 The NPPF comprises a number of sections containing policy that is relevant to this planning application, namely:
 - 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
 - Section 11 Conserving and enhancing the natural environment
 - Section 12 Conserving and enhancing the historic environment

5 Consultations

- 5.1 A total of 48 letters of notification were sent to the properties in the vicinity of the site.
- 5.2 A press notice was published in the Watford Observer local newspaper and site notice displayed on site.
- 5.3 One letter of objection was received with respect to aggravating the parking problem in the local area.

Conservation Team

- 5.4 The conservation team has some concern with respect to the tight layout, the provision of cycle, bin storage and internal layout. And consider there will be room for improvement.

With respect to the external elevations, the conservation team makes the following observation; “The larger block to St Johns Road more or less follows the approved scheme – the bay widths are now acceptable and the street rhythm retained. Rear dormers are still dominant and out of character; the dormers are the same width as the three bay window (which in itself is not characteristic for first floor rooms – two smaller windows would be more appropriate) on the first floor – the dormers should be reduced so that they are noticeably narrower than the first floor window. The rear of the smaller block needs reviewing as the window arrangement on the first floor does not sit well on the elevation – two smaller windows would be more appropriate.” The changes suggested will improve the quality of this scheme and remove the current objections to the scheme.

Also, conditions will be needed for all details (all features on the buildings, door and window reveals) and materials, landscape details and materials and bin and cycle storage details and materials.

Herts Highways

- 5.5 The county highway officer considers the scheme to be in a sustainable location and given the parking restriction around the site the proposal will not have a major impact upon the safe and free flow of traffic. Hence, the authority would not wish to restrict the grant of permission subject to conditions with respect to stopping up the existing dropped kerbs, and ensuring the materials are not deposited on highways.

6 Planning Assessment;

6.1 The main planning issues pertinent to the determination of the application are as follows:

- (a) Whether the proposal in land use terms is considered acceptable.
- (b) Whether the proposal will preserve or enhance the character and appearance of the conservation area.
- (c) Whether the proposal will result in the provision of dwellings of acceptable standards in terms of size, layout and amenity space.
- (d) Whether the proposal will have an adverse impact on the residential amenities of the adjoining properties.
- (e) Whether the proposal will result in a satisfactory development in terms of access and parking.
- (f) Whether the proposal will have an acceptable impact upon the local social infrastructure.

6.2 Land use

6.3 The proposal will provide addition residential accommodation and will therefore, satisfy the council's key objectives with regards to strategic planning, to maximize housing provision in Watford. The council's planning policies prefer a range of dwelling units including family size accommodation. Over the years the provision of housing in general in the Borough has been skewed sharply to the provision of one and two bedroom flats. The Borough has also witnessed the loss of a number of family-sized houses. Therefore, the proposal to provide three decent size family accommodations is considered as particularly welcomed to address the severe shortage of family housing in the Borough.

6.4 Given that the site provides less than 9 dwelling units, there will be no obligation for the provision of affordable housing. However, the proposed three houses fronting St. Johns Road, have been offered by the developer for affordable housing purposes. These houses will be offered instead of affordable units which need to be

provided on a separate development in respect of a site at 85 Chalk Hill (Ref; 17/00862/FULM), but could not be provided because of management issues.

- 6.5 The provision of affordable housing on this site instead of the site at number 85 Chalk Hill is considered acceptable. It should be noted that the most severe housing need relates to the provision of family housing in Watford which this scheme will offer.

b) Aesthetic considerations

- 6.6 The proposal relates to two storey buildings within an irregular plot of land, including a small cellar. The main building, constructed largely out of brick, is located on the corner of St. Johns Road and Estcourt Road.
- 6.7 The main building was originally built as a shop associated with a nursery gardens which surrounded the building. However, in more recent years the ground floor including all other outbuildings have been used for office purposes. Recently the council has granted planning permission for conversion of the building into flats together with external works of alteration.
- 6.8 The areas character is through the strong street and roofscape with consistent building lines, roof form, proportions and materials as defined in the Estcourt Conservation Area Appraisal.
- 6.9 The houses are typically brick, often with detailing or decorative features in contrasting materials. Several buildings have been rendered or painted. Although this has eroded the uniformity of the area to some extent, the original brick elevations predominate and make an important contribution to the character and appearance of the area.
- 6.10 The scheme is very similar to the approved 2014 scheme. The approved scheme was the result of months of negotiation with the applicant until was approved.
- 6.11 The proposed terrace of three dwelling facing St. Johns Road, will incorporate features which are found on the terrace directly opposite. These buildings will include a two storey front bay incorporating a gable feature at the roof.
- 6.12 The proposed detached building facing onto Estcourt Road, incorporates a single bay feature to the front with its main roof having a gabled end pitch format to reflect the existing buildings in Estcourt Road. The proposed building also

incorporates appropriate detailing including sash type windows within recessed reveals, dentils, and string course banding.

- 6.13 Overall, it is considered the proposal will preserve and enhance the character of the conservation area.

c) The quality of the proposed residential accommodation

- 6.14 The council's policies expect all new development to achieve high standard of design and layout and – inter alia – to provide sufficient floor space and satisfactory levels of sunlight, daylight, privacy and outlook both to the development and to the existing adjoining buildings and uses.
- 6.15 The proposal will provide sufficient floor space thereby complying with the recent national space standards.

	Standards	Proposed
1 bed 1 person	39m ²	41m ²
2 bed 3 person flat	70m ²	73m ²
3 bed 4 person houses	90m ²	95m ²

- 6.16 The scheme has ensured that all flats and houses are double aspect. The overall sizes of the dwellings are acceptable. All habitable rooms will benefit from reasonable daylight and outlook. In particular the main living rooms to the terrace of the houses face south and the main living room of the detached house faces west. Therefore, the proposal will benefit from appropriate level of sunlight.
- 6.17 There are issues in respect of the provision of amenity space as the proposal will not meet the council's current standards. However, all family dwellings will benefit from an outdoor amenity space directly accessed from the living room area. The central location of the site means that access to nearby facilities including for recreation and the constraints on space at the site need to be taken into account. Overall, the scheme provides an appropriate response to the site and adequate facilities.
- 6.18 In general the proposal will provide an acceptable standard of living accommodation which in fact could be improved with better internal re arrangement.

d) Impact upon neighbours' amenities

- 6.19 Given its location, the impact of the proposal upon the amenities of the neighbouring buildings will not be considered to be significant.

e) Parking and access

- 6.20 The existing building benefits from a vehicular access to the side, onto St Johns Road, which provides space for at least 3 cars. Further there is a vehicular access from Estcourt Road to the site. The proposed scheme obviates the need for the vehicular access to the site. Therefore, conditions are recommended so that the dropped kerbs associated with the vehicular crossover are raised.
- 6.21 The increase in the number of dwellings and lack of parking on the site would put additional pressure on the limited on existing on-street parking. Nevertheless, there are double and single yellow lines parking restrictions on the both side of St. Johns Road and Estcourt Road. Further the area is within a controlled parking zone.
- 6.22 The development site is a small scale and has good public transport accessibility levels. The site is located approximately 0.5miles from Watford Junction Station (10 mins walking distance). It is near a local neighbourhood centre with shops and other local amenities. Hertfordshire County Council as the Highway Authority does not recommend refusing this application.
- 6.23 The application site is located within a town centre which benefits from a range of retail, services and entertainment at close range. Here, on street parking is restricted in most of the adjoining streets, albeit, there are some spaces designated for residents through a Controlled Parking Scheme.
- 6.24 The proposed development will not offer any car parking spaces. Given the site's high accessibility and the desire to reduce the traffic levels into the town, the provision of car free housing is considered acceptable.
- 6.25 In order to avoid additional parking pressure being created in an oversubscribed residents' parking area, the future occupiers of the site will not be eligible for parking permits in the designated controlled parking zone. This will be achieved by a way of a section s.106 agreement. The applicant has agreed to sign a unilateral agreement which would prevent the future occupiers of the site to apply for

residents' parking permit. Therefore the proposal will have no significant impact upon the safe and free flow of traffic.

f) Community Infrastructure Levy (CIL)

- 7.1 The council's CIL charging schedule was implemented on 1st April 2015 and, as such, the proposed scheme will be liable for CIL charges. The CIL charge covers a wide range of infrastructure and community facilities including education, childcare, libraries, youth facilities, open space, children's play space, transport and healthcare. Under the Community Infrastructure Levy Regulations 2010, payments towards infrastructure and facilities covered by CIL can no longer be sought by section 106 planning obligations unless there are site specific requirements which are necessary to make the development acceptable. CIL is charged on the relevant net additional floor space created by the development. The charge for residential floor space is £120m². The CIL charge is non-negotiable and is calculated at the time planning permission is granted.
- 7.2 From 1 April 2015, s.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 fire hydrants. In this case, the development requires a planning obligation to secure the provision of affordable housing and to include a unilateral agreement to remove entitlement for parking permit. These requirements meet the tests in Regulation 122 of the Community Infrastructure Regulations 2010, and, consequently, the planning obligation can be taken into account as material planning considerations in the determination of the application.

8 Comments on the observations received

- 8.1 The only issue raised by the objectors relates to parking. This has already been addressed in the body of the report.

9 Conclusion;

- 9.1 The development will provide three large dwelling houses as new built and two smaller accommodations facing Estcourt Road, in a sustainable location thereby, meeting the key priority objective of both local and national planning and housing policies. The proposed large dwellings will be affordable and therefore, in land use terms, is particularly welcomed.
- 9.2 The proposal will be similar to a scheme which was subject to lengthy negotiations and had been revised several times taking on board officers' advice. The current

scheme by reason of its bulk, height and scale will be compatible with the surrounding dwellings. The strategy to incorporate a traditional design is considered the appropriate approach. The proposed buildings are of acceptable size, scale and building and are sufficiently detailed. Hence, the proposed development will preserve and enhance the character of the conservation area.

- 9.3 Given its location the development will not cause significant harm to the amenities of the adjoining occupiers.
- 9.4 The development will be car free and hence will not result in significant impact upon the free and safe flow of traffic for the road users.
- 9.5 It is therefore recommended that planning permission be granted for the proposed development, subject to conditions and in accordance to the terms of the s.106 planning obligation.

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

Section 106 Heads of Terms

- (a) To secure the 3no. 3-bed houses proposed in the planning application to be Affordable Housing units comprising two social rented units.
- (b) To secure a financial payment to the Council of £2,000 towards the variation of the Borough of Watford (Watford Central Area and West Watford Area) (Controlled Parking Zones) (Consolidation) Order 2010 to exclude the site from the controlled parking zone, thereby preventing residents' parking permits being issued to this site;

Conditions/Reasons

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

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

- 2 No development shall commence within the site until full details and samples of the materials to be used for the external surfaces of the building, including doors, and windows have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall only be implemented in accordance with the approved details.

Reason: In the interests of the visual appearance of the site and its impact on the character of the surrounding area, in accordance with Policies UD1 and UD2 of the Watford Local Plan: Core Strategy 2006 – 2013 (Adopted January 2013).

- 3 The windows and the doors to be inserted in the external walls of the building shall be recessed a minimum of 6cm from the external walls, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual appearance of the site and its impact on the character of the surrounding area, in accordance with Policies UD1 and UD2 of the Watford Local Plan: Core Strategy 2006 – 2013 (Adopted January 2013).

- 4 No development shall commence within the site until full details of the provision for bicycle storage facilities, refuse and re-cycling storage have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the first occupation of any part of the development and shall be retained thereafter.

Reason: In the interests of the visual appearance of the site and its impact on the character of the surrounding area, in accordance with Policies UD1 and UD2 of the Watford Local Plan: Core Strategy 2006 – 2013 (Adopted January 2013).

- 5 No development shall commence until details of the siting, height and type of fencing or other means of enclosure around the boundaries of the site and within the site have been submitted to and approved in writing by the Local Planning Authority. The fencing or other means of enclosure shall be provided as approved prior to the first occupation of the dwelling hereby approved and shall be maintained as such at all times thereafter.

Reason: In the interests of the visual appearance of the site and its impact on the character of the surrounding area, in accordance with Policies UD1 and UD2 of the Watford Local Plan: Core Strategy 2006 – 2013 (Adopted January 2013).

- 6 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any modification or re-enactment thereof), no development permitted under Schedule 2, Part 1, Classes A, B, C, D, E, F and G of the Order shall be carried out to the dwellings hereby approved without the prior written permission of the Local Planning Authority.

Reason; To enable the Local Planning Authority to ensure that any such developments are carried out in a manner which will not be harmful to the character and appearance of the proposed development and will not prove detrimental to the amenities of adjoining occupiers in accordance with Policies UD1 and UD2 of the Watford Local Plan: Core Strategy 2006 – 2013 (Adopted January 2013).

- 7 No development shall commence on site until a hard and soft landscaping scheme for the site (including a detailed method statement covering tree planting, tree, shrub and grass specie, planting size and density and all hard surfacing materials) shall be submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping shall be carried out prior to the first occupation of any part of the development and shall be retained at all times. The soft landscaping shall be carried out not later than the first available planting and seeding season after completion of the development. Any trees or plants whether new or existing which within a period of five years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, or in accordance with details approved by the Local Planning Authority.

Reason: In the interests of the visual appearance of the site in accordance with policy UD1 of Watford Local Plan Core Strategy 2006-2013.

- 8 The development shall not begin until details of the stopping up of the existing accesses on St. Johns Road and Estcourt Road, by raising the existing dropped kerbs and reinstating the footways, and highway boundary to the same line, level and detail as the adjoining footway, and highway boundary have been submitted to and approved in writing by the Local Planning Authority in conjunction with the Highway Authority. The development shall not be brought into use until the access has been stopped up in accordance with the approved details.

Reason: To remove the access points along the site boundary for the safety and convenience of highway users.

- 9 Notwithstanding the drawing hereby approved, no development shall commence until details of the front gable features and the rear dormer windows have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall only be implemented in accordance with the approved details.

Reason; In the interests of the visual appearance of the site and its impact on the character of the surrounding area, in accordance with Policies UD1 and UD2 of the Watford Local Plan: Core Strategy 2006 – 2013 (Adopted January 2013).

- 10 All materials and equipment to be used during the construction shall be stored within the curtilage of the site unless otherwise agreed in writing by the Highway Authority prior to commencement of the development.

Reason: In the interest of highway safety and the free and safe flow of traffic.

- 11 Notwithstanding the information already submitted, no development shall commence until detailed plans showing the existing and new or altered ground levels within the site and the floor levels of each of the proposed dwellings have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the details approved under this condition.

Reason: To ensure that the proposed buildings and any other changes in level on the site maintain a satisfactory relationship between the development and existing properties to safeguard the character and appearance of the area and the privacy and amenities of neighbouring properties in accordance with the objectives of Policies UD1, UD2 and SS1 of the Watford Local Plan Core Strategy 2006-31.

- 12 The scheme hereby approved shall be carried out strictly in accordance with drawings number 1962/P2/1, 1962/P2/2, 1962/P2/3 and 1962/P2/4, unless it is agreed in writing by the local planning authority.

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

Informatives

- 1 In accordance with the unilateral agreement in respect of the development of 85 Chalk Hill Watford WD19 4BT, under planning application Ref; 17/00862/FULM,

granted on ... the three houses fronting the St. John Street should only be used for affordable purposes.

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

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

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

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

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

Drawing numbers

1962/P2/1, 1962/P2/2, 1962/P2/3 and 1962/P2/4

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