

PART A	
Report of: DEVELOPMENT MANAGEMENT SECTION HEAD	
Date of Committee:	16.May.2018
Site address:	99 St Albans Road Watford WD17 1SN
Reference number:	17/01104/FULM
Description of development:	The redevelopment of the former Lloyds Bank site, with the retention of the front façade of the bank building to provide a mixed use scheme four storey extension on the roof for 14 residential units 12 x 1-bedroom flats and two 2-bedroom flats on the first to fourth floor (Class C3) and retail units (Class A1 and/or A2 and/or A3 uses,) on the ground floor, with associated cycle parking, car parking and waste and refuse storage,
Applicant:	Fairfield Estate Agents
Date received:	4th August 2017
13 week date (major):	03.11.2017
Ward:	Nascot

1 Site and surrounding

1.1 The proposal relates to a building which comprises a former bank with car parking area to the rear.

1.2 This art-deco style building with Neo-Georgian influence was built in 1928. The building is located in prominent position at the junction of Langley Road and St. Albans Road. The building is locally listed with interesting detailing and unique appearance and makes a positive contribution to the character of the area. The particular feature of the building includes;

- The banking hall to the front which is a double height single storey building of multi-coloured brick, with a two storey rear extension. The entrance has broad moulded stonework around double wooden doors, with stone steps and top light.
- There is stone banding across the building's main elevations. Three large timber sliding sash windows are located on each of the street elevations. These are topped by gauged brick jack arches, with the central keystones painted white, and have stone cills. The roof is hipped and of tiles. It is located behind a brick parapet, with a flat roof to the rear.

- 1.3 Despite its age and degree of neglect the building retains its original appearance – albeit - its architectural composition has somewhat been compromised by modern fascia signs on both elevations.
- 1.4 The building was last used as a bank for which it was built. The upper floor provided ancillary offices or residential accommodation for the banking staff. However, the bank has been vacant for sometime and now suffers a degree of disrepair.
- 1.5 The car park to the rear of the bank is accessed via Langley Road. Immediately to the west of the site, adjacent to the car park, there is a single storey electric sub-station structure. Beyond this electric substation there is a terrace of 2 storey Victorian buildings where the ground floors are used for commercial purposes the upper floors are in residential use.
- 1.6 To the south of the building there is a service road which provides access to the rear of the shops fronting onto Langley Road.
- 1.7 The building is within Nascot Conservation Area, and within the designated Saint Albans Shopping Centre. This is a sustainable location where there is good access to bus routes and range of facilities offered by the shopping centre. The building is also within 200m of Watford Junction Station which provides rail services to London Euston.
- 1.8 The character of the conservation area is chiefly drawn from its variety of its historic residential or commercial buildings. The area within the vicinity of the site is fairly mixed. The frontage onto St Albans Road is of a commercial character, where buildings front straight onto the pavement. Buildings predominantly date from the mid to late nineteenth century and are a mixture of two and three storeys high. However, the area to the west the site gradually turns into residential area. The buildings to the south of the site are not within the conservation area, are of low key and mediocre appearance.
- 1.9 The buildings on the opposite site are also mix but some are of much greater scale.

2 Proposed development

- 2.1 The proposal is to retain the front elevation. The rest of the site will be demolished. The proposal is to build an extension over the existing vacant land and stretch it over the remaining parts of the bank building.
- 2.2 The updated scheme will provide fourteen flats (12 x one bed and 2 x two bed). In addition, the proposal also includes some commercial accommodation on the ground floor; including a coffee shop (71m²), Class A2 use which will be used by the applicants Estate Agency (31m²) and a retail shop of 31m², the total floor space for the ground floor commercial uses will be 131m².
- 2.3 The proposal will provide 2 parking spaces plus accommodation for cycle and bin storage within the envelope of the building. The access to the car park and refuse storage space will be from the service road to the side of the building.

3 Planning history

- 3.1 There is no relevant planning history to the site. The building was built as a Bank in 1928 and at a later stage two fascia box signs were displayed on the building.
- 3.2 Over the past two years there has been pre application significant degree of pre-application and post submission discussion with the applicant.

4 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.*
- (e) the emerging local plan part II

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.

The *Watford Local Plan Part 2: Publication Version* was published in July 2016. This has been subject to 3 rounds of public consultation – Nov-Dec 2013, Dec 2014-Feb 2015 and Dec 2015-Feb 2016. It contains development management policies and site allocations. The emerging policies and site allocations in this document can be given limited weight at this time.

Emerging Watford Local Plan Part 2 - Core Strategy 2006-31

- EMP3 Designated Employment Areas 75
- EMP4 Change of Use from B Class outside of Designated Employment Areas 76
- EMP5 Clarendon Road, Station Road and Bridle Path Office Area 78
- TB1 The location of Taller Buildings
- TB2 Design of Taller Buildings

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
- HS1 Housing Supply and Residential Site Selection
- HS2 Housing Mix
- HS3 Affordable Housing
- EMP1 Economic Development
- EMP2 Employment Land
- T2 Location of New Development
- INF1 Infrastructure Delivery and Planning Obligations
- UD1 Delivering High Quality Design
- UD2 Built heritage Conservation

Watford District Plan 2000

- SE7 Waste Storage, Recovery and Recycling in New Development
- SE22 Noise
- SE24 Unstable and Contaminated Land
- T10 Cycle Parking Standards

T21	Access and Servicing
S1	New Retail Development
S9	Non-Retail Uses In North Watford Shopping Centre/Local Shopping Frontages
T22	Car Parking Standards

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

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.

4.2 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.

Residential Design Guide

- 4.3 The Residential Design Guide 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 new individual dwellings to large-scale, mixed-use, town centre redevelopment schemes. The guide is a material consideration in the determination of relevant planning applications.

Watford Character of Area Study

- 4.4 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.

- 4.5 Nascot Conservation Area Character Appraisal adopted 2015.

National Planning Policy Framework

- 4.6 The National Planning Policy Framework sets out the Government are 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 1 Building a strong, competitive economy

Section 2 Ensuring the vitality of town centres

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 12 Conserving and enhancing the historic environment Decision taking

5 CONSULTATIONS

5.1 Neighbour consultations and Statutory Publicity

5.2 Given the significant difference between the original and the present scheme, two rounds of consultations have been carried out. On each occasion letters were sent to 51 properties surrounding the building. Site notices were also displayed on site and the notices were posted in local press.

5.3 In total 14 letters were received. Two of the letters are written in support of the scheme. The consultation on the revised plans gave rise to four objections.

5.4 The following objections have been cited;

- Over development
- Pressure on car parking
- The proposal is not in keeping with the character of the area and fails to respect the historical significant of the building or the area.
- There are already too many coffee shops in the area
- The proposal does not make it clear how the existing external fabric will be restored

5.5 The Supporting comments consider the proposal will considerably enhance the character and appearance of the area

5.6 Statutory consultations

Hertfordshire County Council (Highway Authority)

Has no objection to the principle of development

Hertfordshire County Council (Lead Local Flood Authority)

Currently considering the drainage report.

6 Planning Assessment;

6.1 The main issues to be considered are as follows;

- The impact on heritage and character of the area.
- Whether the proposal in land use term is considered acceptable.
- Whether the proposal will provide quality residential dwellings
- Whether the proposal will have an acceptable impact upon the amenities of the adjoining occupiers.
- Whether the proposal will have an acceptable impact upon highways conditions.

7 Impact on heritage and character of the area.;

7.1 The proposed site is located within Nascot Conservation Area and the application building is on the council's list of architecturally significant building. Hence, any development on the site should respond to the historic and architectural significant of the area and the locally listed building.

7.2 Nascot Conservation Area largely retains its Victorian character and through its surviving urban form and architectural detail. The key difference between this area and many other areas of Watford that date from the nineteenth century relates to the notable variety of architectural styles displayed and the diversity of the detailing evident on the buildings.

7.3 The significance of the conservation area also lies in part with the fact that most of it was constructed during a relatively short time span so that there is a coherence

to the historic and aesthetic value and to the structure of the urban area; such as the role of St Albans Road as a commercial street and the presence of local land mark buildings at key locations.

7.4 In conservation areas the demolition of the buildings generally requires consent. In assessing whether a building should be demolished or retains, the historical and architectural merit of the building, referred as “asset’s value” should be sufficiently appraised.

7.5 In this case the building emerged after the Victorian Era, a period where banks were the sign of economic prosperity and the bank buildings were accordingly constructed to generally impress the wealth associated the financial establishments.

7.6 Given the location, the architecture of the building responded to the corner location using a style which sought to draw attention by providing a building incorporating a double height ground floor, oversized entrance and windows with detailing to draw the eyes attention to this key location. The particular values of the historic asset are considered to be as follows:

1. Its architectural form as a good local example of a bank building from this period –a unique Art-Deco, with element of Neo Georgian design which has remained relatively unaltered externally and does have internal details in places with particular reference to the internal banking hall.
2. Its prominent position with the architecture responding to that location seeking to create a land mark building with significant street scene value.
3. Its local community value as a recognisable building performing a social and commercial function in the local area and its use as a key reference point for the local community.
4. The rarity of the style and type of the building in the locality.

7.7 Given the above assessment it was considered that the existing bank building should be retained as part of any form of expansion of the site. This approach will be in line with the strategy that in managing change the aim should retain and where possible enhance the understanding of the significance of a place (para 131 of the National Planning Policy Framework). The proposal which results in the

reinforcement of the landmark location through increasing the height could be seen to be enhancing the role of the corner location.

- 7.8 The strategy of floating modern design structures over historically and architecturally significant buildings has been adopted elsewhere in circumstances where both the expansion and the retention of heritage asset have been necessary. The officers recommended the approach to the applicant and further encouraged a modern design rather than a pastiche approach for the extension of the site.
- 7.9 The applicant has followed officer advice, various schemes and options were considered, but the key option was to allow the main building elevations to retain the dominance and significance along the street scene. Options with matching materials and details were considered, however this would have drawn attention away from the main building. Instead the applicant was encouraged to draw from the key design elements of the existing building and take a modern interpretation. did not achieve a high quality appearance.
- 7.10 The key elements of the building were considered to be the symmetrical design, the regimental setting of the windows and oversized entrance, the recessed chamfer and parapet wall details. The approach was therefore sought to provide a building which would reflect the configuration, layout of the site and will complement the design of the existing building.
- 7.11 The preferred design ethos came from the use of the Art Deco elements which both reflected the design of the existing building and allowed a lighter structure to be formed which would work with rather than compete against the main building. Therefore the following features have been incorporated into the scheme to ensure the new building will not only complement the building but will also avoid overpowering the existing bank building;
- The height of the proposed extension has been reduced from the original submission.
 - The proposed extension will be set back by two metres from the façade of the existing building. This will reduce the weight of the upper element and results in a well-balanced building.
 - At the first floor level, the scheme will incorporate a “jut out” in dimensional terms of 30cm. This feature, referred by architect as the ‘waist’ of the scheme

serves as the separating technique to clearly define the historic building from the proposed contemporary design of the upper parts.

- The retained facades and the new upper section have vertical lines which link the two very different buildings together. It should be noted that whilst the intention is to have a different appearance there needs to be some way of connecting the two together and a strong vertical relationship is a way to achieve this. In particular the scheme will further emphasise the linear, appearance of the main bank building. The alignment of the vertical elements also assists in reducing the impact and the sense of the new element overpowering the existing retained facades.
- Finally the choice of materials, including metal ladder windows, spandrel panels, metal cladding will help with the robustness of scheme in creating a building which would restore the significant of the bank building.

7.12 The proposed building will be taller than its adjacent buildings. However, the additional height in relation to the surrounding buildings can be justified due to the location of the building on the corner where an increase in height and status of building is logical and indeed reinforces the role the building currently plays in the street scene. Further, the immediate neighbouring buildings fronting onto St. Albans Road are generally poor in terms of their quality and the sites are generally under used. It is likely that they will come for development in near future.

7.13 The proposed building which is the result of many revisions has resulted in an addition to the building which no longer overpowers the retained facades and that the relationship between the two elements is improved. It is considered that there is not much more that could be done to improve this design without an entirely different approach involving the demolition of the building and the construction of a new building in its place.

7.14 The design strategy makes a clear distinction between the existing and the new, this is a well-recognised and accepted approach to extending buildings with heritage value. The applicant has made considerable efforts to respond to the architecture of the building so that whilst the proposed extension is clearly very different it does relate to key features of the design of the existing building.

7.15 Some harm is still caused through the removal of much of the fabric of the building. However, the harm caused is less than substantial and as such under paras 134 and 135 of the NPPF this harm should be balanced against the public benefits of the

proposal. There are benefits to providing additional housing, justifies the harm. There will be some benefits also to having an active use in the ground floor which will be accessible and useful to the community (a local state agent, retail and café use). Furthermore, overall it is considered that the proposal will preserve and enhance the character of the conservation area.

7.16 The quality and design of the proposed extension follows the ethos of Art-deco style and will have a clean and light appearance. High quality materials will also be used, including stain-steel bronze effect, rather than anodised aluminium or other metallic material originally proposed.

7.17 It is therefore considered that the proposal will, provide an elegant building without over-powering the original bank building and will considerably enhance the character of the conservation area.

8 **Land use**

8.1 The Proposal will provide a mix use of residential and an element of coffee bar/ retail and financial and professional services. The provision of mix use development is often encouraged because they will be beneficial through their associated environmental benefits, especially in instances where they will reduce the need to travel and car dependency, and promote vitality and diversity to an area and improve social cohesion. Appropriate mixed-use developments are more sustainable than developments consisting of a single use and can help to create viable and economically healthy urban centres.

8.2 The property is situated within the Local Shopping Centre and therefore Policies S1 and S9 of the Watford District Plan 2000 is relevant in this case. Policy S1 deals with new retail development within the Borough and is explicit in directing this towards the identified and designated shopping centers. Policy S9 deals with Non Retail Uses and is a mechanism that allows a certain proportion of non-retail uses in the area to provide a balance of uses. The inclusion of a coffee shop, retail and financial and professional services is considered acceptable will have a positive impact upon the viability and vitality of the shopping centre.

Residential use

8.3 The updated scheme will provide twelve one bed-room flats and two two-bedroom flats, on the first to fourth floors.

8.4 Currently, there is strong national and local policy support for the provision of residential accommodation. Both adopted plans (the District Plan and the Core Strategy) give high priority for the provision of additional residential

accommodation. However, any residential accommodation needs to be provided in appropriate locations. Policy HS1 of the Core Strategy lists some of the criteria that will be taken into account in assessing the suitability of windfall sites for residential use. In this case, the site is brownfield land, is within the vicinity of the town centre, is not at risk of flooding (Flood Zone1, low risk), has some access to public transport and is not precisely allocated for other uses. Furthermore, in this instance the proposal retain the existing heritage asset. The proposed residential development will therefore meet the criteria set out in policy HS1. The application site is located within the Town Centre Special Policy Area of the Core Strategy. Policy SS1 states that within the wider town centre higher density homes will be delivered.

- 8.5 Policy H11 of the District Plan and HS2 of the Core Strategy provides that all proposals for residential development will be considered in the context of the local area's need for a variety of different types, tenures and sizes of accommodation.
- 8.6 The proposed development provides 14 flats comprising 12 one bedroom, 2 two bedroom units. Given the busy corner location of the site within the wider town centre policy area, this is considered to be an acceptable mix of units for a high density scheme of this nature and accords with aims of Policy HS2 of the Core Strategy.
- 8.7 Policy HS3 of the Core Strategy requires a 35% provision of affordable housing in all schemes of 10 units or more. In the case of the proposal, for 14 units, this would require the provision of 5 affordable units. This provision should have a tenure mix of 65% affordable rent, 20% social rent and 15% intermediate tenures. Only in exceptional circumstances will a lower level of provision be considered through submission of a development viability assessment.
- 8.8 A viability assessment has been submitted in this case and has been the subject of detailed review by external consultants on behalf of the Council. The applicant's position is that it is not viable for the development to provide any affordable housing, either on-site or in the form of a financial contribution. The final advice from the Council's consultants supports the claim that is not viable for the development to make either provide affordable housing on site or to make financial contributions. The main reason for the scheme not being viable is due to the retention of the heritage asset which will push up the construction cost of the scheme to a degree that it will not be economically viable to include affordable housing in this instance.

9 Residential amenity of future occupiers

- 9.1 One of the key issues with respect to the scheme has been the quality of the residential accommodation for the future occupiers of the site.
- 9.2 The Residential Design Guide (RDG) sets out various standards and guidelines to ensure that new residential development provides high quality accommodation with good levels of amenity for future occupiers. The first factor to consider is the internal floor area of the proposed dwellings and the RDG sets out the minimum areas that should be achieved dependant on the number of bedrooms proposed. The RDG also gives minimum floor area guidelines for single and double bedrooms and combined living areas. The proposed flats in terms of floorspace (table below), generally comply with the guidelines.

Unit	Size	floor	Floor Space m ²
02.01	1B 2P	1	48.4
02.02	1B 2P	1	46.51
02.03	1B 2P	1	46.5
02.04	1B 1P	1	42.5
03.01	1B 2P	2	50.2
03.02	1B 2P	2	50
03.03	1B 2P	2	50.2
03.04	1B 2P	2	50
03.04	1B 2P	2	50
04.01	1B 2P	3	51
04.02	1B 2P	3	50
04.03	1B 2P	3	51
04.04	1B 2P	3	50
05.01	2B 4P	4	71
05.02	2B 4P	4	71

Table 1; floorsapce figure

- 9.3 The RDG also requires that all new residential units should have acceptable levels of amenity in terms of outlook, privacy and natural light. The flats proposed are all corner flats having dual aspect therefore they benefit from good outlook, daylight and sunlight. A number of flats will also benefit from private amenity space. Given the town centre location of the site, where the future residents will benefit from the range of services within easy reach, the issue with regards to lack of amenity space is considered acceptable.
- 9.4 Overall, each of the proposed flats will have adequate internal floor space to provide good quality accommodation.

10 Impacts on adjoining properties

- 10.1 The site does not directly adjoin any residential building. The nearest residential buildings to the properties are at some distance away.
- 10.2 It is not considered that the proposal would have any adverse impact on neighbouring properties of the application site.

11 Transportation, access and parking

- 11.1 The site is in a highly accessible location with Watford Junction station and its associated bus interchange located just 200m to the west. This gives access to a wide range of rail and bus services. Further bus services are accessible on St. Albans Road, and within the town centre, together with a full range of town centre shops, services and facilities. In light of this high level of accessibility a reduced level of on-site car parking provision is proposed. The site is located within Controlled Parking Zone.
- 11.2 The proposed development includes a provision of 2 car parking spaces which are intended to be used for commercial units.
- 11.3 The proposed flats will have no parking provision. Given the highly accessible location of the site, located within a controlled parking zone, this accords with saved Policy T26 of the Watford District Plan 2000 for car-free developments, subject to the development being excluded from the local controlled parking zone. This is necessary in order to ensure that future residents will not be entitled to parking permits, thereby preventing any additional on-street parking on the surrounding roads. This will require a payment of £2,000 to cover the costs of varying the local Traffic Regulation Order and could be secured by a section 106 planning obligation in the event of planning permission being granted. The applicant has already signed a unilateral obligation to ensure the future occupiers of the site will not be able to obtain residential parking permit.
- 11.4 The proposal will also incorporate safe and secure cycle storage space within the building. The recycle and waste storage bins will also be located within the building on the ground floor with access from the service Road.
- 11.5 It is considered that the proposal will have an acceptable impact upon the safe and free flow of traffic.

12 Community Infrastructure Levy (CIL)

- 12.1 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 playspace, 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 floorspace created by the development. The charge for residential floorspace is £120m² and for offices and other commercial uses is £0m². As the existing building is lawfully occupied, the existing floorspace to be demolished is taken into account in calculating the net additional floorspace. An exemption from CIL can also be applied for in respect of all residential floorspace used for affordable housing. The CIL charge is non-negotiable and is calculated at the time planning permission is granted.
- 12.2 With the adoption of the Council's CIL charging schedule on 1st April 2015, section 106 planning obligations can only be used to secure affordable housing provision and other site specific requirements. In the case of the current planning application, the only planning obligations required to make the development acceptable are:

The payment of £2,000 towards the variation of the relevant traffic regulation order to exclude the development from the local controlled parking zone, to ensure future residents of the development are not entitled to residents' permits, in accordance with saved Policy T26 of the Watford District Plan 2000.

13 **Comments on the objections received**

The concern of local residents have summarised above. Most of their concerns have already been addressed in the body of the report as follows;

Representations	Officer's response
The main objections relates to potential over-development of the site, the design and the impact upon the conservation area and the locally listed building	These issues have been considered at length in body of the report

The proposal will result in additional car parking pressure in the surrounding street,	This is a sustainable location, and the site is a short distance from Watford Junction Station and its bus interchange, there are also bus routes as well as range of services in the local shopping centre. It is in a highly accessible location where car free development is appropriate and acceptable in principle.
There are already too many commercial uses in St. Albans Road, including coffee shops	The premises are located within a shopping centre where these uses are considered to be suitable.

14 Conclusion

- 14.1 After a series of amendments the present scheme represents a pragmatic way forward for a building which has a limited life without some intervention. This approach retains the façade and some sense of the interior rooms whilst adding additional floorspace which will provide a combination of local retail/office space a new homes.
- 14.2 The proposal will provide a highly elegant, innovative with appropriate detailing and high quality materials which will considerably enhance the character of the area, retain the heritage asset. The proposed building will improve the quality of the area through active use of the building and the will allow the building to retain its role in the conservation area.
- 14.3 Given its location the proposal will have an acceptable impact upon the amenities of the adjoining occupiers.
- 14.4 The development is to be car-free and this is acceptable in this highly accessible and sustainable location close to Watford Junction Station, the shopping centre and the bus routes. The proposed residential flats will provide a good overall quality of accommodation for future residents, subject to appropriate conditions.

15 HUMAN RIGHTS IMPLICATIONS

- 15.1 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.

16 Recommendation

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

Section 106 Heads of Terms

- i) The payment of £2,000 towards the variation of the relevant traffic regulation order to exclude the development from the local controlled parking zone, to ensure future residents of the development are not entitled to resident's permits, in accordance with saved Policy T26 of the Watford District Plan 2000.

Conditions

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

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

2. The development hereby permitted shall be carried out in accordance with the following approved drawings:- L-01-02-A, A-01-00-A, A-01-01-A, A-01-02-A, A-01-03-A, A-01-04-A, A-01-06-A, A-02-01-A, A-02-02-A, A-02-03-A, A-02-04-A, A-02-05-A, A-02-06-A, A-03-01-A, A-04-02-A, A-09-01-A and the associated documents unless otherwise agreed in writing by the local planning authority.

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

3. No construction works shall commence until full details and samples of the materials to be used for the external surfaces of the building (including walls,

roofs, windows, doors and balconies) have been submitted to and approved in writing by the Local Planning Authority.

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.

4. The development permitted by this planning permission shall be carried out in accordance with the approved Surface Water Drainage Assessment carried out by ESI Consulting reference ICS-2616.07.001 and the following mitigation measures:
 1. Implementing appropriate SuDS measures to include porous surfacing.
 2. Providing attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event.
 3. Discharge into Thames Water Sewer restricted to a maximum of 69.1 l/s for the 1:100 plus climate change event.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.

5. No development above damp proof course shall take place until a detailed surface water drainage scheme for the site based on the approved FRA and sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including 1 in 100 year + climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

1. Details of how the scheme shall be maintained and managed after completion.
2. Details of the proposed drainage scheme providing a drainage plan showing the location of any proposed SuDS, pipe runs.
3. Detailed engineered drawings of the proposed SuDS features including their size, volume, depth and any inlet and outlet features including any connecting pipe runs.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.

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

Reason: To ensure that adequate facilities exist for residents of the proposed development, in accordance with Policies SE7 and T10 of the Watford District Plan 2000.

7. No dwelling shall be occupied until details of a communal terrestrial television aerial(s) and satellite dish(es) have been submitted to and approved in writing by the Local Planning Authority.

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

8. For the avoidance of doubt, no communications development permitted by Class B or Class C of Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 shall be undertaken on the building.

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

9. No plant or equipment shall be sited on the external elevations of the building unless details of the plant or equipment have been submitted to and approved in writing by the Local Planning Authority. The details shall include size, appearance, siting and technical specifications relating to noise.

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

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

Reason:

In order to ensure the development will provide highly sustainable building in accordance to policies SS1, SD1, SD3 and the guidance provided in Skyline: Watford's Approach to Taller Buildings adopted 2016.

Informatives

1. You are advised of the need to comply with the provisions of The Control of Pollution Act 1974, The Health & 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.

2. This development may be considered a chargeable development for the purposes of the Community Infrastructure Regulations 2010 (as amended). The charge is non-negotiable and is calculated at the time planning permission is granted. The charge is based on the net increase of gross internal floor area of the proposed development.

A person or party must assume liability to pay the levy using the assumption of liability form 1 which should be sent to the CIL Officer, Regeneration and Development, Watford Borough Council, Town Hall, Watford, WD17 3EX or via email (semeta.bloomfield@watford.gov.uk).

If nobody assumes liability to pay the levy this will default to the land owner. A Liability Notice will be issued in due course. Failure to adhere to the Regulations and commencing work without notifying the Council could forfeit any rights you have to appeal or pay in instalments and may also incur fines/surcharges.

3. This planning permission is accompanied by a unilateral undertaking under Section 106 of the Town and Country Planning Act 1990 to secure a financial payment towards the provision of affordable housing in the Borough and to exclude the development from the local controlled parking zone.
4. All new developments granted planning permission and to be constructed require naming or numbering under the Public Health Act 1925. You must contact Watford Borough Council Street Naming and Numbering department as early as possible prior to commencement on streetnamenumbers@watford.gov.uk or 01923 278458. A numbering notification will be issued by the council, following which Royal Mail will assign a postcode which will make up the official address. It is also the responsibility of the developer to inform Street Naming and Numbering when properties are ready for occupancy.

5. 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. The Council also gave advice on the proposal and sought amendments during the application process.

The approved drawings and documents;

2019-L-00-01	LOCATION PLAN
2019-L-01-01	EXISTING SITE PLAN
2019-L-01-02-A	PROPOSED SITE PLAN
2019-D01-01	EXISTING / DEMO. PLANS
2019-D02-01	EXISTING / DEMO. ELEVATIONS
2019-A-01-00-A	PROP. GROUND FLOOR PLAN
2019-A-01-01-B	PROP. FIRST FLOOR PLAN
2019-A-01-02-B	PROP. SECOND FLOOR PLAN
2019-A-01-03-B	PROP. THIRD FLOOR PLAN
2019-A-01-04-B	PROP. FOURTH FLOOR PLAN
2019-A-01-06-A	PROP. ROOF PLAN
2019-A-02-01-A	PROP. NORTH ELEVATION
2019-A-02-02-A	PROP. EAST ELEVATION
2019-A-02-03-A	PROP. SOUTH ELEVATION
2019-A-02-04-A	PROP. WEST ELEVATION
2019-A-02-05-A	CONTEXT ELEVATIONS E/W
2019-A-02-06-A	CONTEXT ELEVATIONS N/S
2019-A-03-01-A	PROP. SECTION AA
2019-A-03-02-A	PROP. SECTION BB
2019-A-09-01-A	3D BUILDING STUDIES

DOCUMENTS:

- 99SAR DAS – August 2017
- Planning Statement – July 2017
- Heritage Statement – May 2017
- Viability Statement – August 2017 (latterly independently assessed)
- FRA and Drainage Assessment – September 2017

Case Officer: Habib Neshat

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Email: habib.neshat@watford.gov.uk