

PART A	
Report of: Head of Development Management	
Date of committee:	25th July 2018
Site address:	Land to the rear of Ye Corner Watford WD19 4BS
Reference Number:	18/00350/FULM
Description of Development:	Demolition of existing buildings and redevelopment of site to create 19 residential units with associated works
Applicant:	Ye Corner Limited
Date Received:	16th March 2018
13 week date (major):	5th July 2018
Agreed extended deadline:	15th August 2018
Ward:	Oxhey

Preamble

Recent planning permission has been granted for the redevelopment of the site to provide 15 dwelling units, servicing arrangement and associated landscaping.

The current proposal seeks to increase the number of dwelling units to 19. Therefore, the main considerations are whether the addition of a floor to some of the blocks to provide the additional four units causes harm to the heritage assets, alters the view regarding the design quality, or whether will have an adverse impact upon the amenities of the adjoining occupiers or the impact upon the highways condition.

1.0 Site and surroundings

- 1.1 The application site comprises an irregular-shaped parcel of land, covering an area of 0.16 hectares, located to the northwest of the junction where Chalk Hill meets Aldenham Road, and situated behind numbers 1-11 Ye Corner and numbers 44 and 46 Aldenham Road.
- 1.2 Within the site, there is a two storey, brick-built building and single storey workshop buildings constructed using various materials including corrugated metal.
- 1.3 The properties immediately to the south and east of the site which front Chalk Hill and Aldenham Road respectively form a parade of shops. This parade consists of a pair of two storey, semi-detached properties known as 44 and 46 Aldenham Road, a terrace of three storey buildings (nos 1-8 Ye Corner), a

separate terrace of three storey properties (9-11 Ye Corner) and a two storey building (12 Ye Corner) which is attached to the western side of the aforementioned terrace. All of these neighbouring properties incorporate a commercial unit at street level with residential accommodation on the upper floors, with the exception of the premises at 12 Ye Corner which is wholly occupied by a business use (over two floors). Some of these properties also incorporate residential units that sit behind their commercial units including properties at nos 2 and 9 Ye Corner.

- 1.4 Vehicular access to the site is provided by entrances on both the Chalk Hill and Aldenham Road frontages. The Chalk Hill access passes through a narrow gap in the parade between nos 8 and 9 Ye Corner. This entrance used to serve those businesses that occupied the workshops within the main part of the site. It also serves the rear entrances of some of the properties that front Chalk Hill and Aldenham Road. The Aldenham Road access serves the businesses occupying those buildings along the northern edge of the site and also a residential dwelling, known as 48 Aldenham Road, which lies to the north of the site.
- 1.5 There is a change in levels across the site with the access road along its northern edge occupying an elevated position when compared to the main part of the site to the south.
- 1.6 The site is located approximately 1.2 kilometres from Watford Town Centre and less than 250 metres from Bushey Railway Station.
- 1.7 The site is located outside of the Oxhey Conservation Area which lies to the east. It also does not encompass any listed buildings. However, 14-16 Chalk Hill – located 30 metres to the west of the site, is a Grade II listed building. The nearby buildings at 18 Chalk Hill – to the west of the site, and 48 Aldenham Road – to the north, are locally listed.
- 1.8 The site and surrounding in terms of their physical aspects have not changed since the application was approved. However, whilst the approved scheme was considered by the committee, all buildings were occupied by businesses providing range of motor vehicles relates services such as repairs, servicing and tyre fitting, but currently the site is vacant.

2.0 Proposed development

- 2.1 The application seeks full planning permission for the demolition of the existing buildings and the redevelopment of the site to create 19 residential units with associated works.
- 2.2 The 19 residential units will be provided by way of buildings of different heights; one block will part three storeys and four stories, two blocks will be three

storeys and one block will be only two storeys high. The proposal will provide a total of 16 two bedroom flats and 3 one bed flats. The additional flats in respect of the scheme will be all two bedroom units.

- 2.3 The proposed buildings will front a central courtyard area that will be occupied by two loading/delivery bays and a hard-surfaced turning area to allow vehicles using the loading bays to manouvre on-site. The courtyard area will also comprise cycle storage, bin storage, communal amenity space and soft landscaping.
- 2.4 An additional bin store will be housed adjacent to Unit 12 (and to the rear of the properties known as 44 and 46 Aldenham Road) and this will be accessed from the Aldenham Road access. Two car parking spaces will be provided adjacent to Unit 12 (and to the rear of 46 Aldenham Road), also served by the Aldenham Road access, and these will serve existing leaseholders.
- 2.5 The two blocks will be separated by a gap of 1.7 metres. This gap will provide a walkway and steps to allow access through the site – between the main central courtyard area and the elevated service road which runs along the northern edge of the site.
- 2.6 Those ground floor flats labeled as Units 1-3 on the submitted drawings will benefit from having direct access to their own private amenity areas.
- 2.7 The proposal will not provide any on-site affordable housing, however, the current scheme offers a financial contribution in lieu this. The extant approved scheme neither provides any on-site affordable housing, nor any financial contributions.

3.0 Relevant planning history

- 3.1 A pre-application enquiry was received in September 2016 for the demolition of the existing commercial buildings and the redevelopment of the site to create new residential units (Ref. 16/01367/PREAPP). The Local Planning Authority responded to this enquiry in November 2016 and advised that the principle of a car-free residential development in this location was acceptable. However, it was felt that the pre-application submission did not demonstrate that a suitable living environment would be achieved for the future occupiers of the development without compromising the amenities of the occupiers of neighbouring properties and did not suitably address access constraints. The applicant was encouraged to enter into pre-application discussions with the Local Highway Authority.
- 3.2 On 28th February 2018 conditional planning permission was granted for the demolition of the existing buildings and redevelopment of the site to create 15

residential units. The permission includes the provision of blocks of up to three storeys high blocks around a central court yard. The planning permission was also subject to legal agreement to secure a review mechanism to revisit actual build costs and values when the development is approaching completion to establish whether a contribution towards affordable housing provision can be made.

3.3 Since the grant of conditional planning permission, the applicant has been seeking to discharge the conditions. So far one condition been discharged and three are pending considerations;

- Details submitted for Condition 29 (Ref;18/00458/DISCON) -Constructive Evaluation Project plan (condition discharged 05.06.2018)
- Details submitted for Condition 24 (Ref; 18/00677/DISCON) -Ground Contamination- (pending consideration)
- Details submitted for condition 6 (Ref; 18/00678/DISCON) -surface water drainage- (pending considerations)
- Details submitted for conditions 17 and 18 (Ref; 18/00692/DISCON) (Tree protection) (pending considerations)

4.0 Planning policies

Development plan

4.1 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 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 polices and site allocations in this document can be given limited weight at this time.

4.3 Supplementary Planning Documents

The following Supplementary Planning Documents are relevant to the determination of this application:

4.4 National Planning Policy Framework

The National Planning Policy Framework (NPPF) 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 1 Building a strong, competitive economy

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

Decision taking

- 4.5 In January 2016 the Council received the South West Hertfordshire Strategic Housing Market Assessment and associated Economic Study 2016 (SHMA) which set out an Objectively Assessed Need (OAN) for housing in the Borough that exceeds the levels in the Core Strategy. The Court of Appeal has recently confirmed that a "realistic prospect" of a site coming forward within the required timeframe will be sufficient to meet the deliverability test set by national planning policy, thereby endorsing an earlier decision of Mr Justice Ouseley (*St. Modwen Developments Limited v Secretary of State for Communities and Local Government & Ors. Case Number: C1/2016/2001*). Officers have undertaken a recent review of the housing supply having regard to these judgements and are of the view that the Council is able to demonstrate a 5 year supply based on the OAN. Accordingly, the Council's housing policies can be considered up to date. The issue with the supply of housing figure may have to be altered due to the emerging National Planning Policy Framework, which suggests an alternative approach to calculation housing need supply.

5.0 Consultations

5.1 Neighbour consultations

- 5.2 The council notified 175 properties surrounding the application site. The

application was also publicised by a notice published in the Watford Observer on 13.04.2018 which expired on 04.05.2018. 4 objections have been received. The main objections to the current scheme relates to the concerns with respect to pressure on car parking in the surrounding street, congestion, the potential problem with respect to fire-engine being able to enter the site and the loss of privacy.

5.3 The concerns of the objectors have been summarised below and fully considered in the body of the report. It should be noted that with respect to the approved scheme, 22 objections were received. The objections were on far more wide ranging grounds than the objections that have been aired with respect to the current scheme.

Representations	Officer's response
Loss of privacy to neighbouring properties.	See section 6.7 of the report.
Construction lorries, ambulances will not be able to enter the site.	Any site under construction will bring about its own challenges due to site constraints and locational issues which would have to be addressed by the developers. However, planning permission could not be refused on such issues. The site could be accessed by ambulances. The issue with fire engine is addressed at section 5.4.2
Site could not be accessed by a fire appliance and is high risk in event of fire.	See section 5.4.2 of the report.
Loss of light to neighbouring properties.	See section 6.7 of the report.
Impact on outlook of neighbouring properties.	See section 6.7 of the report.
Exacerbate traffic, congestion and on-street parking on surrounding roads.	See section 6.9 of the report.
Inadequate access causing danger to road users.	See section 6.9 of the report.
Inadequate car parking.	See section 6.9 of the report.
Concerns with siting and scale of proposal.	See section 6.3 of the report.

5.4 **Statutory publicity**

5.5 **Technical consultations**

The responses received from technical consultees are set out below. Some of the matters raised by consultees have required an officer response. In such cases,

the officer has either provided comments (in brackets) in the section below or the matters are discussed further in the 'Appraisal' section of the report.

5.5.1 Local Highway Authority (Hertfordshire County Council)

Herts Highways officer have explained that subject to suitable condition, they will not intend to raise any objection to the proposal with respect to Highways issues.

5.5.2 Fire & Rescue Service

They have not responded to the current scheme, however, the following comments were discussed with respect to the approved scheme;

- *The Fire & Rescue Service no longer responds to planning application consultations – as per their written advice to Local Planning Authorities dated 31st August 2017. This is because it is the role of the Local Highway Authority (as a statutory consultee) to ask for the involvement of a fire and rescue service regarding access issues as it is recognised that by meeting the need of the fire and rescue service the access requirements for all emergency service are met. Notwithstanding the above, a representative from the Fire & Rescue Service has provided comments on the proposal advising that an appliance would not be able to access the site. However, they have further advised that if the fire crews were able to park on the main roads and access on foot from there, only units 3 and 9 would be beyond the 45m requirement and therefore they are likely to require a rising main in the premises beyond the reach of 45m.*
- *So far as water supply is concerned, the Fire & Rescue Service would require that the development is within 100m of an existing hydrant or that hydrants are provided within 90m of the entry point to any building on site without a rising main.*
- ***{Officer comment:** The developer will need to satisfy current Building Regulations which include making sure those developments meet the relevant fire protection/safety standards. The planning system cannot be relied upon to deal with matters that are otherwise covered by a separate regime or approval process (in this case Building Regulations) and therefore there are no planning grounds to refuse the application based on the lack of access into the site for fire appliances. In any case, preliminary comments have been obtained from Hertfordshire Fire & Rescue Service which indicate that the proposed layout is likely to be acceptable from a fire-fighting point of view with the installation of a riser(s) within the site. Such measures would be secured under the Building Regulations approval process.*

- *It should also be noted that the existing access points are to remain unaltered and, at present, the site cannot accommodate fire appliances despite there being industrial activities taking place within it. It is reasonable to assume that the established uses on the site (or future occupiers of the units), particularly those associated with the motor trade, could rely on the storage of oil or other flammable substances. The existing buildings also do not appear to have been built to modern standards which pose a risk in itself. The introduction of new residential accommodation here, that incorporates modern fire protection measures including the installation of new riser(s) within the site, has the potential to improve levels of safety for residents.}*

The issues with respect to fire engine and access will remain acceptable as before and therefore will not require any further consideration.

5.5.3 Arboricultural Officer

The Arboricultural Officer has not responded to the current scheme however, with respect to the approved scheme it was confirmed that no trees protected by a Tree Preservation Order will be affected and has no objection to the development subject to suggested conditions to secure a landscaping scheme, a detailed schedule of tree work and details of the no-dig construction method to be used for the works in the southwestern corner of the site near to a neighbouring group of trees. The current scheme will not affect the layout or siting of the blocks, therefore, the position with respect to the trees will not alter.

5.5.4 Hertfordshire Constabulary

The “Designing Out Crime Officer” has criticised that the design and access statement which fails to address any crime prevention measures. The Herts Constabulary adviser questions who will be responsible for the maintenance of the green roofs. Also it is implied that the entrance could be gated and well lit to deter offenders as well as unauthorised vehicles having easy access and that the bin store is made secure and positioned away from the side of the building to prevent the bins being used for burglary or arson. It is also recommended that the development to be built to the physical security of Secured by Design part 2, which is the police approved minimum security standard.

(Officer comment): The entrance to the site from Chalk Hill will serve not only the new residential development but also the rear entrances/yard areas associated with those properties fronting Chalk Hill and Aldenham Road. Without the full agreement of all stakeholders, the Local Planning Authority would not wish to insist on a gate being installed across the access. It is felt that

natural surveillance of the site will be provided by both the new flats and the existing surrounding flats which will help to deter acts of crime. It should be noted that the applicant has already installed a temporary security gate to prevent illegal occupiers entering the site. The security gate code number has been made available to the residents with right of way. The applicant has advised a permanent security gate could be installed without prejudicing the right of entry to those with right of access. The security gate could be addressed through condition 12 which seeks approval for means of enclosure. The applicant has advised that the green roof will be managed by the management company responsible for the rest of the site.

(Officer comment) With regard to bin storage, further details of its exact size, siting and type are to be secured by condition. Both bin stores are located within close proximity to buildings and could, potentially, be used to access roofs and upper floor windows/balconies. However, the siting of the bin stores has been chosen to minimise their impact on visual amenity and to ensure that they are in locations that allows them to be conveniently accessed by the refuse collection teams and residents. Amending the siting of the stores is likely to result in them having a greater visual impact and could mean that they are less accessible. As above, it is felt that the surrounding units that overlook the bin storage areas will help to deter acts of crime.

Based on the advice provided, an informative will be added advising the applicant to take appropriate measures in improving the security for the future occupiers of the site and will be encouraged, to obtain Secured by Design certification but there is no planning policy that requires this.

5.5.5 Environmental Health

They have not responded to the current scheme. However they did not raised any objection subject to suggested condition requiring a mechanical ventilation system integrating cooling so as to protect residents from poor air quality and noise.

5.5.6 Hertfordshire County Council Minerals & Waste

Has requested a Site Waste Management Plan (SWMP) is secured for the development.

{**Officer comment:** A SWMP is not considered necessary for a scheme of this scale.}

5.5.7 Lead Local Flood Authority

No objection to the proposed surface water drainage scheme, subject to

appropriate conditions being imposed to secure the measures set out within the submitted Surface Water Drainage Strategy.

5.5.8 Contaminated Land Officer

No objection subject to conditions being imposed to reduce any potential for contamination risks.

5.5.9 Waste Team

No responses have been received with respect to the current scheme, however in respect of the approved scheme they confirmed that the proposed bin storage areas are acceptable in terms of capacity and siting (for collection).

5.5.10 Thames Water

No objection.

5.5.11 Hertfordshire County Council Developer Services

Has outlined the potential financial contributions to be provided towards local services which are to be collected through the Community Infrastructure Levy (CIL).

5.5.12 Environment Agency

The Environment Agency, subject to imposition of appropriate does not raise any objection to the current scheme. All the issues with respect to pollution issues were resolved prior to the previous application being approved.

5.5.13 Planning Policy – Design & Conservation

The Urban Design & Conservation Manager with respect to the approved scheme explained that the development offers a creative approach to design on a difficult site and considered that the scheme will have a positive impact the character of the area and that the significant of the heritage asset will be protected. With respect to the present scheme, the Conservation and Design manager has confirmed that the proposed addition of four new dwelling units will continue to be acceptable in design terms. The proposed development is also considered to have an acceptable impact upon the heritage asset and will preserve the setting of the adjacent listed buildings.

5.5.14 Hertfordshire County Council Fire Hydrants

Has suggested that fire hydrants are provided to serve the proposed buildings by

the developer through a Section 106 agreement.

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, scale and impact on visual amenity
- (c) Impacts on heritage assets
- (d) Quality of residential accommodation
- (e) Affordable housing provision and housing mix
- (f) Impacts on surrounding properties
- (g) Impacts on trees
- (h) Car parking, access and transportation
- (i) Section 106 and Community Infrastructure Levy (CIL)

6.2 (a) Principle of development

6.2.1 The issue with respect to the loss of employment site deliberated with respect to the approved scheme with the following considerations;

6.2.2 *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: consistency with the spatial strategy; previously developed land; proximity to neighbourhood centres; close to good public transport, walking and cycle network routes; location within the town centre or at other strategically located sites; water quality protection downstream of a site. 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.*

6.2.3 *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 and links, is not open space or a community facility for which there is a need, is not in an area at risk of flooding and does not have high biodiversity, landscape or cultural heritage significance. The site does, however, provide existing employment use through the commercial premises it contains.*

6.2.4 *The planning history for the site shows that it has been occupied by commercial uses for a number of years. Despite this history of commercial use, due to the*

relatively small size of the site, its restricted access and its location within a residential area, it is not a designated site for employment use.

- 6.2.5 *There is no adopted policy contained within the Development Plan which seeks to protect employment uses that are outside designated employment areas. Policy E6 of the Watford District Plan 2000 had previously set out criteria for protecting employment uses outside identified employment areas but this policy has not been saved and is not, therefore, applicable.*
- 6.2.6 *Policy EMP4 of the emerging Local Plan Part 2 seeks to protect employment space which exists outside of the designated employment areas unless there is evidence to show there is a surplus of B use class employment space or replacement provision is made within Watford, or the property has been vacant for at least 6 months and there is evidence to show it cannot be reused for employment use. The Policy further advises that where a loss of employment space is proposed in an area which is outside of the designated employment areas, such as this, then the development must remain compatible with adjoining uses.*
- 6.2.7 *The proposal does not appear to directly meet the criteria in the emerging policy and no evidence has been submitted to demonstrate that there is no demand for the existing employment space. Indeed, at the time of the officer site visit, all of the units appeared to be in occupation. Nevertheless, it must be acknowledged that only a limited amount of weight can be afforded to Policy EMP4 of the Local Plan Part 2, at present, as this policy has not been adopted.*
- 6.2.8 *In the absence of an up-to-date development plan policy in relation to employment uses outside designated employment areas, it is considered that the advice contained within the NPPF should take precedence. Paragraph 22 of the NPPF states that "Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose". It further advises that "Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities". In this case, it is apparent that the existing buildings are relatively low grade and some have been added to in a piecemeal fashion. As such, a redevelopment of the site would be required in order for any new employment use to become long-term. The site is relatively small and is located within a high density residential area. It is distant from any other main employment sites and access to the site is via narrow service roads only. For these reasons, there is little likelihood of the site being redeveloped for commercial use in the future and a commercial redevelopment of the site would not be considered the preferred solution.*

6.2.9 *Paragraph 51 of the NPPF advises that local planning authorities should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate. In this regard, the Strategic Housing Market Assessment (SHMA) clearly outlines the need for additional housing on a borough-wide scale and there are not considered to be any strong economic reasons why the residential redevelopment of the site would be inappropriate. The proposal, therefore, complies with the objectives of paragraph 51 of the NPPF in this regard.*

6.2.10 *Furthermore, it is considered that a residential use in this location would be more compatible with the surrounding residential properties when compared to those commercial uses that exist at present. The development would offer a significant improvement to the visual amenity of the area through the removal of the unsightly industrial buildings and the paraphernalia associated with these and the introduction of a new high quality building with green roofs and soft landscaping. In this respect there is a clear benefit in providing a residential use on this site.*

6.2.11 *Overall, and having regard to the objectives of the NPPF, it is felt that, on balance, the benefits of the proposed redevelopment of this site would outweigh the loss of the existing commercial uses. The loss of the employment use and the provision of housing would provide significant economic, social and environmental benefits in this case.*

6.2.12 The policy position with respect to land use issue has not changed. Further, in this instance, all businesses have ceased to operate and the site is currently vacant. Given the extant planning permission for the provision of housing on the site, it is highly unlikely that the site could be redeveloped for employment uses. Therefore, the proposal in land use term in principal is considered acceptable.

6.3 (b) Design, scale and impact on visual amenity

6.3.1 The design of the scheme was subject much to deliberations when the scheme was considered in respect of the approved 15 unit dwellings. In particular the following comments were reported to the committee;

6.3.2 *Policy UD1 of the Watford Local Plan Core Strategy 2006-31 seeks to ensure that all new development is based on an understanding of the local characteristics of the surrounding area. At a national level, the government's planning guidance places a strong emphasis on the creation of high quality environments through good design. Section 7 of the NPPF states that planning decisions should aim to ensure that developments "will function well and add to the overall quality of the area" and "are visually attractive as a result of good architecture and*

appropriate landscaping”.

- 6.3.3 *The area in which the application site is located can be regarded as being mixed in character – being surrounded by varying residential development, the commercial uses fronting Ye Corner and Aldenham Road and the rather piecemeal commercial development that has taken place within the site itself.*
- 6.3.4 *The proposed development would occupy a fairly secluded position behind the Chalk Hill and Aldenham Road building frontages. The development would have no strong visual presence on the surrounding public realm given that it would be largely screened from view from the surrounding streets by the buildings to the south and east.*
- 6.3.5 *At present, the site comprises a range of buildings in commercial use and a large expanse of hard surfacing. None of the buildings contained within the site have any historic or architectural significance. There are a number of vehicles parked on site and other unsightly paraphernalia associated with the commercial activities exists. Consequently, a fairly poor level of visual amenity is offered at present. The proposed scheme provides the opportunity for the visual amenity of the site to be considerably improved through a comprehensive redevelopment that will include the introduction of soft landscaping and tree planting.*
- 6.3.6 *Section 7.1.2 of the RDG advises that “Where positive aspects of local character are more limited, development needs to begin to set a standard for the area by creating a distinctive place in its own right”. In this particular case, the architect has adopted a contemporary design approach that will introduce a new style of architecture to the area to create a development which has the appearance of a modern mews set around a central courtyard. It is felt that the site lends itself to this approach because of its secluded position behind the main building frontages.*
- 6.3.7 *The submitted elevations show the principal material for the external walls of the building to be brick. The applicant has indicated that timber panelling and metal cladding will be applied to parts of the external elevations. The use of such materials is considered to be acceptable in principle as these could complement the brickwork and add visual interest. The exact type of materials to be used on the external surfaces of the buildings will be secured by condition so as to ensure that a high quality appearance is achieved.*
- 6.3.8 *The proposed landscaping includes new tree planting. Additionally, green roofs will be incorporated into the development. The new planting and the green roofs will ensure that an attractive environment is created and will provide an enhanced visual amenity for those properties that surround the site.*

6.3.9 With respect to the current scheme, the design approach has not altered and the additional floor has been sensitively incorporated into the scheme. The additional floor has been added making use of the profiled metal material used on sections of the approved scheme. Existing design features such as the strong balconies have been carried through to the additional floor and the layout internally with regular cores and direct access where possible from the external courtyard to the ground floor units makes for a well designed scheme. All flats are dual aspect which is supported and welcomed. The courtyard area functions well and the additional floor will not alter the appeal of this area to users.

6.4 (c) Impacts on heritage assets

6.4.1 This issue was thoroughly evaluated with respect to the approved scheme with officer report making the following observations;

6.4.2 *The site is located outside the Oxhey Conservation Area but is located within close proximity to two locally listed buildings; these being 18 Chalk Hill which lies 7 metres to the west of the site, and 48 Aldenham Road which lies 8 metres to the north. A Grade II statutory listed building, known as 14-16 Chalk Hill, is situated 23 metres southwest of the site.*

6.4.3 *The proposed scheme uses the level change along with its flat roof design to minimise its impacts on the locally listed buildings at 18 Chalk Hill and 48 Aldenham Road. It is considered that the greatest impact will be on the setting of 48 Aldenham Road as the new scheme will be viewed as one approaches this property. However, it is considered that the approach to this neighbouring property will be improved when compared to the current situation.*

6.4.4 *The local topography and the presence of trees in the area that lies between the subject site and the listed building at 14-16 and the locally listed building at 18 Chalk Hill mean that the proposed development is unlikely to have any significant impact on the setting of either of these buildings. The submitted drawings indicate that the tree belt (which includes some trees protected by a Tree Preservation Order) will be retained.*

6.4.5 *It is acknowledged that the existing commercial uses that occupy the site do not make a positive contribution to the setting of the nearby heritage assets. The scheme will allow the physical environment within the site and its relationship with its surroundings to be enhanced through the removal of the disorderly commercial development that exists at present and its replacement with a comprehensive form of high quality architecture and landscaping.*

6.4.6 The increased in the height of the scheme, will be most significant with respect to the relationship with the locally listed building at number 48 Aldenham Road. This will be a storey higher to the section of the scheme which is four storey at the rear lower ground floor and three storey adjoining the access route to the

property. The conservation manager has confirmed that the view and approach to No 48 will appear more contained but will not cause harm to the setting of the asset and is some distance from the asset and as such is not objected to.

6.4.7 It is therefore concluded that the additional floor to sections of the approved scheme to provide four additional units does not cause harm to the heritage assets and does not alter my view that this scheme is well designed and will provide a good quality living environment for residents.

6.5 (d) Quality of residential accommodation

The following were considered in respect of the approved scheme;

Internal space

6.5.1 *The proposal provides a mix of 1 bedroom and 2 bedroom units. All of the proposed 1 bedroom units will exceed the 50 square metre minimum floorspace standard for a 1 bedroom, 2 person dwelling. Additionally, all of the proposed 2 bedroom units will exceed the 61 square metre minimum floorspace standard for a 2 bedroom, 3 person dwelling. The units will benefit from layouts that will allow a typical arrangement of furniture and adequate circulation space. As such, it is considered that a suitable amount of internal space will be provided.*

Lighting and outlook

6.5.2 *Some of the flats will have a more limited level of amenity than others due to their position within the site and their relationship with the surrounding built form. Nevertheless, it is considered that a reasonable level of outlook will be offered from all of the proposed flats. Additionally, the submitted Daylight Report indicates that all of the units will benefit from daylight levels which are in excess of the Building Research Establishment target values (as set out in the BRE publication entitled 'Site Layout Planning for Daylight and Sunlight; A guide to good practice'). The majority of the flats will benefit from being dual aspect. Those which have only a single aspect will have a southerly orientation. It is felt that all of the proposed units will benefit from reasonable levels of sunlighting particularly given the site's built-up context.*

Privacy

6.5.3 *Given that the distances between the existing buildings and the proposed buildings will remain the same, the position with respect to privacy issue remains acceptable. With respect to overlooking among the proposed buildings, some mutual overlooking is to be expected in a high density development within an urban environment such as this. However, notwithstanding this, the scheme has been carefully designed to minimise any potential overlooking between*

properties and it is considered that future occupiers of the flats will benefit from suitable levels of privacy.

Amenity space

6.5.4 Section 7.3.23 of the RDG advises that “For flatted developments, communal open space provided for the exclusive use of occupants of the development may be acceptable as long as its location, size and shape enable it to be enjoyed by the occupants”. It further advises that “The minimum area for usable communal space is 50 square metres, plus 15 square metres per additional unit over two units”. Using this standard, the scheme would be required to have a minimum area of 245 square metres in communal open amenity space. The amount of communal open space to be provided will be below this standard at approximately 200 square metres but three out of the 15 units proposed will have their own private garden areas and seven of the units will have their own private balconies. It is felt that the level of amenity space is acceptable in this context.

Noise

6.5.5 The noise assessment submitted with the application identifies that the site is affected by noise mainly due to traffic on the surrounding roads. The site is also located approximately 100 metres east of the West Coast Mainline railway which also has the potential to result in noise disturbance to future occupiers of the development. In order to ensure that the occupiers of the new flats are protected from noise disturbance certain attenuation measures will need to be implemented including the installation of specified glazing. This can be secured by condition. The Environmental Health Department has also requested that a system for mechanical ventilation be installed, to allow the new flats to be adequately ventilated (both background ventilation and rapid ventilation for cooling and odour removal) without the need for windows to be open in the interests of protecting the future occupants from noise disturbance and potential poor air quality. This can also be secured by condition.

Refuse and recycling storage facilities

6.5.6 The Council’s Waste & Recycling Team has been consulted and has advised that the proposed refuse and recycling storage arrangement is acceptable. The proposed purpose-built stores will be conveniently located in terms of access for future occupiers of the development and refuse collection teams. It is felt that such provision will ensure that adequate refuse and recycling storage will be accommodated without causing harm to the amenities of future occupiers of the development or neighbours and without compromising the appearance of the site, the streetscene or the character of the area, in accordance with saved Policy

6.5.7 The layouts of the additional units are identical to those already approved in extant planning permission. Therefore, in terms of internal floor space, outlook, privacy and noise the quality of the additional units remain acceptable. There will be proportionally less amenity space per dwellings than approved scheme. However, three out of four proposed dwelling units will benefit from the private balcony space. A further daylight study reports reveals that all the proposed flats will have an acceptable level of natural daylight and will meet the BRE guidelines. It is considered that the proposal the proposed scheme on the whole will provide high quality residential accommodation.

6.6 (e) Affordable housing provision and housing mix

Affordable housing

6.6.1 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 15 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.

6.6.2 With respect to the approved scheme, the viability assessment revealed that the scheme could not provide any affordable housing, nor would it be possible to provide any financial contribution in lieu of on-site provision. Nevertheless, the Council's consultant has recommended that a review of the viability of the development be undertaken towards the end of the project when actual build costs and sales values of the flats are known. This would allow payment to be made towards affordable housing provision where the viability of the development can be shown to have improved to provide a financial surplus.

6.6.3 With respect to the present scheme, the applicant's has agreed to make a financial contribution of £127,761. The final figure with respect to financial contribution has been subject to lengthy debate between the council's consultant and the applicant's Financial Viability Assessment (FVA) advisor. Initial FVA by the applicant estimated a figure of £48,000 financial contribution would enable the development to be viable. However, the Council's FVA adviser estimated the figure to be in the region of £165,000 could be secured towards the provision of affordable housing without affecting the viability of the scheme. However, upon further presentation of details with respect to cost plan by the applicant, and the re-examination by the council's FVA adviser, this figure was amended to the current FC of £127,761. Currently the legal agreement has yet to be prepared and signed. Hence, the Head of Development Management seeks

authority to refuse the scheme due to the lack of provision of an adequate contribution in the event that the legal agreement

Housing mix

6.6.4 Policy HS2 of the Watford Local Plan Core Strategy 2006-31 states that the Council will seek the provision of a mix of housing types, sizes and tenures at local level to meet the requirements of all sectors of the community. The application proposes a combination of one and two bedroom flats, which is considered to be an acceptable housing mix for a sustainable location such as this. The additional units will all be 4 bedroom dwelling units which appear to be a greater need for them locally.

6.7 (f) Impacts on surrounding properties

6.7.1 With regards to the impact of the amenities on the adjoining occupiers the following issues was considered in respect of the approved scheme;

6.7.2 It is considered that the proposed development will cause no significant harm to the amenities of any neighbouring occupiers or uses, in accordance with the provisions of the RDG, Policy SS1 of the Watford Local Plan Core Strategy 2006-31 and paragraph 17 of the NPPF.

6.7.3 The development will be visible from many of the surrounding properties but given its size and siting, it is considered that it will not have any overbearing impact on neighbouring properties and will not significantly affect their outlook.

6.7.4 The submitted daylight and sunlight assessment demonstrates that the scheme will result in no significant loss of natural light to the nearest residential properties including those that occupy the rear portions of the buildings fronting Aldenham Road and Chalk Hill including units at the rear of numbers 2 and 9 Ye Corner. Adequate levels of natural light and outlook will also be maintained for those units contained within the buildings on Aldenham Road and Chalk Hill owing to their separation from the new blocks.

6.7.5 The proposed development will have an acceptable relationship with the neighbouring properties to the north including 48 Aldenham Road and those within The Larches and will not result in any significant loss of light or outlook to these properties.

6.7.6 The proposed buildings will not cause any neighbouring properties to suffer from a significant heightened sense of enclosure or reduced outlook (this is helped somewhat by the fact that the proposed buildings will be sited on lower ground than those nearest properties at 48 Aldenham Road and The Larches).

- 6.7.7 Sections 7.3.16 – 7.3.20 of the RDG outline the privacy standards for new development. The RDG advises that “The separation distance between front elevations will be determined by the street layout and the size of the front gardens”. It further advises that “A minimum separation distance of 27.5 metres should be achieved between rear elevations of new houses and existing houses, when clear glass and directly facing habitable windows are at first floor level”. In this particular case, the development will introduce new residential units in an area where none exist at present. It is apparent that some of the windows and balconies of the new units will be sited less than 27.5 metres from the windows on the nearest residential properties to the south and east of the site. Drawing 106 Rev P3 submitted with the application illustrates, however, that reasonable separation will be provided between the windows contained within the new blocks and those on surrounding properties.
- 6.7.8 While some overlooking between the development and the surrounding properties may take place, this will not be to an extent that will cause any significant harm to the living conditions of neighbouring occupiers. In any case, some mutual overlooking is to be expected in urban environments such as this.
- 6.7.9 The blocks will feature windows and doors in their northeast-facing elevations. Those at ‘upper ground’ floor level will not offer any significant views into the neighbouring properties at 48 Aldenham Road or within The Larches. These openings will not offer significantly different vantage points to those that can be obtained from the existing windows or from the service road. Similarly, those windows at ‘upper ground’ level on the southeast-facing elevation of Unit 10 will also cause no significant overlooking by virtue of their relationship with the neighbouring properties.
- 6.7.10 The westernmost block within the proposed development will contain two first floor windows within its northeast-facing elevation. One of these windows will serve a stairwell and this could be fitted with obscure glazing and be fixed shut up to a height of 1.7m above the internal floor level so as to prevent any overlooking towards 48 Aldenham Road. Such measures can be secured by condition. The other window will serve a bedroom (within Unit 15). By reason of its orientation and position, this window will not directly face the property at 48 Aldenham Road or those nearest properties within The Larches and will not, therefore, result in any significant loss of privacy to the occupiers of these neighbouring properties. A distance of more than 27.5m will be maintained between the bedroom window on the northeast-facing elevation of Unit 15 and the nearest neighbouring properties to the north (No.s 12-22 The Larches).
- 6.7.11 The proposed additional units have been created by consideration with respect to the massing of the building and placing the proposed flats where they would have a minimal effect on the surrounds buildings and in particular the amenities of the adjoining occupiers and the local heritage buildings.

6.7.12 In terms of the privacy the distance between the existing building and proposed buildings will remain the same, therefore, there will be no significant loss of privacy.

6.7.13 There has been a further study with respect to the impact of the development upon the light on the surroundings buildings. The study clearly indicates that the proposed addition of height will have no significant impact upon the daylight to the adjoining occupiers.

6.7.14 The proposed units have been added to the north and west of the site. This approach will ensure that the impact upon the existing buildings on the East of the site will be minimised. The most significant impact will be with respect to the block nearest to the dwellings to the south of the site facing Chalk Hill. The proposal will increase the height of the development by another storey, whilst there will be no significant breach in terms of loss of privacy or daylight, the proposal will result in some loss of outlook. However, given the a minimum distance of 17m between the proposed block the existing windows to flats 9-11 Chalk Hill, the loss of outlook will not result in feel of enclosure to the occupiers of these properties and therefore the scheme will not significant affect the amenities of the occupiers of the flats.

6.7.15 On balance, it is considered that the new development will introduce a residential use which is more compatible with the surrounding residential properties when compared to the existing commercial uses. The new residential development has the potential to result in less disturbance to surrounding properties than current or future industrial uses and their associated activities could cause. Through careful design the proposal would avoid any significant impact upon the amenities of the adjoining occupiers.

6.8 (g) Impacts on trees

6.8.1 The site does not contain any significant trees. There is a belt of trees to the west of the site which includes a group that is protected by a Tree Preservation Order (Tree Preservation Order No. 33) but none of the protected trees will be affected by the development. Only a small group of trees is indicated for removal, however, these are not significant in the landscape and the new planting will offset their loss.

6.8.2 The Arboricultural Officer has recommended that a detailed schedule of tree works including the cutting back of any off-site trees be submitted and approved by the Local Planning Authority. However, there are no trees to be retained within the site and works to trees which fall outside of the application site could not be controlled by condition as these would be unenforceable.

6.9 (h) Car parking, access and transportation

Car parking

- 6.9.1 The proposed flats will be 'car-free' with none of them benefitting from any on-site parking. However, the site is well located for access to public transport, being very close to Bushey Station and bus stops. There are local shops in the immediate vicinity of the site, and the Lower High Street retail area and the town centre are both within walking distance. In this context, a higher density, car-free residential development is in accordance with national and local policy to encourage sustainable development and is considered acceptable in principle. The lack of on-site parking for the new flats will mean that the proposal will not add to existing high traffic flows and congestion on Aldenham Road and the nearby Bushey Arches gyratory.
- 6.9.2 Two parking spaces are to be provided within the site, located adjacent to Unit 12 (and to the rear of 46 Aldenham Road). The spaces will be accessed via the service road within the northern part of the site which draws off Aldenham Road. The information submitted with the application indicates that these spaces will be allocated to an existing leaseholder. Access into and out of these parking spaces will be fairly restricted given the limited amount of space in front of them (between 3.3 and 5 metres) to allow for manoeuvring. Notwithstanding this, it is apparent that this area is currently used to provide parking for up to three cars and it is felt that the proposal will not result in the situation being worsened in terms of highways impacts. It is further acknowledged that the existing parking area provided in this location measures only 3.9 metres deep at its eastern end (measured between the boundary with the access road and the brick wall that runs along the southern edge of the parking area). Incidentally, the proposed spaces will measure 5 metres deep, thereby allowing cars to be parked at a right angle to the service road without overhanging into the access road.

Impacts on surrounding highway network

- 6.9.3 It is acknowledged that the surrounding residential roads experience high levels of parking congestion at all times, from commuters during the daytime and local residents during the evening. However, the site is not within a controlled parking zone so it is not possible to restrict on-street parking by future occupiers of the development. The site is highly accessible and is an appropriate location for car-free development. For this reason, the proposal is considered acceptable.
- 6.9.4 The Local Highway Authority has been consulted and on both occasions (the approved and the present scheme) has confirmed that it does not consider that

the proposed development is likely to have an impact on the safety of the local highway network. It has raised no objection to the proposal subject to conditions being secured as discussed below.

- 6.9.5 The Local Highway Authority has recommended that conditions be imposed requiring that wheel cleaning facilities be provided for the duration of the construction works and that the applicant submits a Construction Traffic Plan detailing provision for on-site parking for construction workers. Issues arising from construction works are not material planning considerations and are covered by other legislation. As such, it is not considered appropriate to impose planning conditions relating to these matters. Nevertheless, informative notes will be added to the decision notice (see section 9 below) to provide advice to the applicant with regard to wheel washing, contractors' parking and their responsibilities for ensuring that the highway remains unobstructed wherever possible.
- 6.9.6 The Local Highway Authority has also requested a condition requiring the submission of a Service and Delivery Management Plan that shall incorporate the servicing arrangements for the use and adequate provision for the parking and manoeuvring of delivery vehicles within the site. Such detail is considered neither enforceable nor necessary for a scheme of this size, particularly as scaled plans, including turning diagrams, have already been provided as part of the application submission for the Local Highway Authority's consideration at the application stage.

Access

- 6.9.7 Vehicular access to the site will be gained via the existing entrances on the Chalk Hill and Aldenham Road frontages. There is no facility for service and delivery vehicles (that are larger than small vans) to access the site – as is the case at present.
- 6.9.8 Two loading/unloading bays and a turning area will be provided within the site and these will be accessed utilising the existing entrance on Chalk Hill. Swept path assessments have been provided which demonstrate that there is adequate space within the site to allow cars and small vans to be able to enter, manoeuvre and leave the site in a safe and convenient manner without compromising the safety and freeflow of the adjacent highway.
- 6.9.9 Visibility for vehicles entering and leaving the site is not ideal given the close proximity of the adjoining buildings either side of the access points. However, it has to be taken into account that the access points are existing features that will be retained in their current form. Due to the car free nature of the development and its sustainable location, it is felt that the level of trips generated by the proposed use would be low and the use of the access points would not be

significantly intensified. Consequently, it is deemed that the proposal will not have a material impact on the operation of the highway network.

6.9.10 The proposal seeks to incorporate two separate bin storage areas. One at the lower ground level to the south of the proposed westernmost block of flats and behind 11 Ye Corner (which would be accessed from the entrance on Chalk Hill) and the other on the upper ground level behind 44 & 46 Aldenham Road (which would be accessed from Aldenham Road). Collections from both bin storage areas would involve the refuse collection vehicles having to wait temporarily on the highway. Whilst this is not an ideal situation, it is apparent that this is what happens at present and the Local Highway Authority has not objected on these grounds. This arrangement has also been discussed with the Council's Waste and Recycling Team who have agreed to this in principle.

Cycle storage

6.9.11 The scheme incorporates a cycle storage area which will be large enough to meet the demands of the development. Further details of its exact siting, type, size and finish will be secured by condition and this will allow a suitable appearance to be achieved. There is no reason why such storage cannot be designed in a way to ensure that it is both secure and weatherproof in accordance with the requirements of saved Policy T10 of the Watford District Plan 2000.

6.10 (i) Section 106 planning obligations and Community Infrastructure Levy (CIL)

Community Infrastructure Levy (CIL)

6.11 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. The CIL charge applicable to the proposed development is £120m².

6.12 The Council introduced the Community Infrastructure Levy (CIL) with effect from 1 April 2015. On and from this date, s.106 planning obligations can only be used to secure affordable housing provision and other site specific requirements.

6.13 A s.106 agreement will be used to secure financial contribution to the sum of £127,761 plus a review mechanism to revisit actual build costs and values when the development is approaching completion to establish if a contribution towards affordable housing provision can be made (as set out in paragraph

6.6.3). This requirement meets the tests in Regulation 122 of the Community Infrastructure Regulations 2010, and, consequently, this planning obligation can be taken into account as material planning consideration in the determination of the application.

- 6.14 Further there will be requirement for the provision, as necessary, of fire hydrants to serve the development in accordance with Policy INF1 of the Watford Local Plan Core Strategy 2006-31 and saved Policy H10 of the Watford District Plan 2000.

7.0 Conclusion

- 7.1 This is a challenging site to bring forward for redevelopment due to the constraints from the surrounding uses, the change in levels, the nearby heritage assets and the limited access arrangements. However, the careful design and layout innovatively responds to the constraints of the site and the contemporary mews style approach is to be welcomed as this will create a high quality environment that offers a suitable relationship with its surroundings.
- 7.2 A car free development is considered to be suitable taking into account the site's sustainable location. The proposed residential flats will provide a good overall quality of accommodation for future residents without causing any considerable harm to neighbouring uses or occupiers, subject to appropriate conditions.
- 7.3 The present scheme will provide four additional housing, without any significant harm to the character of the area or the amenities of the adjoining occupiers. The additional four units will further boost the supply of housing in the local area. Further, unlike the previous scheme, the proposal will enable a financial contribution to the provision of affordable housing to the sum of £127,761, which is also welcomed.

8.0 Human Rights implications

- 8.1 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.

9.0 Recommendations

Recommendation 1

- 9.1 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) A financial contribution in lieu of the provision of on-site affordable housing to the sum of £127,761, in accordance with policy HS3 of Watford Local Plan Core Strategy 2006-2031. The agreement shall also secure a review mechanism of the viability of the scheme for a contribution up to a maximum total contribution of £600,916 towards the provision of affordable housing in the Borough of Watford, subject to the review demonstrating the improved viability of the development.
- ii) The provision, as necessary, of fire hydrants to serve the development in accordance with Policy INF1 of the Watford Local Plan Core Strategy 2006-31 and saved Policy H10 of the Watford District Plan 2000.

Conditions

Time Limit

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.

Approved Drawings

2. The development hereby permitted shall be carried out in accordance with the following approved drawings:
 - 0617-000-P5 Location Plan
 - 0617-102-P7 Block Plan
 - 0617-103-P1 Block Plan
 - 0617-105-P7 Landscape Plan
 - 0617-106-P4 Separation Distance Plans
 - 0617-107-P4 Sweep Track Analysis – Van
 - 0617-108-P4 Sweep Track Analysis – Ambulance
 - 0617-110-P4 Lower Ground Floor Plan
 - 0617-111-P4 Ground Floor Plan
 - 0617-112-P5 First Floor Plan
 - 0617-113-P2 Second Floor Plan
 - 0617-114-P1 Roof Plan

- 0617-200-P5 Site Sections
- 0617-201-P3 Site Sections
- 0617-300-P4 Proposed Elevations
- 0617-301-P4 Proposed Elevations

Unless otherwise agreed in writing by the local planning authority

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

External Materials and Finishes

3. Notwithstanding the information already submitted, no construction works above damp proof course level shall commence until details of the materials to be used for all the external finishes of the buildings, including all walls, roofs, doors, windows, balconies, rainwater and foul drainage goods (including samples where considered necessary by the Local Planning Authority) and details of the reveal treatment to be applied around windows and doors have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved details.

Reason: In the interests of the visual appearance of the site and the character and appearance of the area, in accordance with the provisions of the Residential Design Guide (RDG), Policy UD1 of the Watford Local Plan Core Strategy 2006-31 and Section 7 of the National Planning Policy Framework (NPPF).

External Lighting

4. No dwelling shall be occupied until a scheme detailing the external lighting to be installed within the site (including free standing light fixtures and any external lighting attached to buildings) has been submitted to and approved in writing by the Local Planning Authority. All external lighting shall be installed prior to the first occupation of the development in accordance with the specifications and locations set out in the scheme, and shall be maintained thereafter in accordance with the approved scheme. Under no circumstances should any other external lighting be installed without the prior written approval of the Local Planning Authority.

Reason: To ensure that any external lighting safeguards the security and amenities of residents and respects the character and appearance of the area in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

Surface Water Management

5. The development permitted by this planning permission shall be carried out in accordance with the approved Surface Water Drainage Strategy prepared by Ambiental Technical Solutions – Reference 3136 SWDS, Version Draft v4.0 (dated April 2017) and the following mitigation measures detailed within the drainage strategy:
 - i). 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;
 - ii). Implementing appropriate drainage strategy based on attenuation and discharge into Thames surface water sewer including SuDS features as indicated on drawing No. Lower Level, Revision 2 – Preliminary Surface Water Drainage Strategy Layout, dated 05/07/2017 and drawing No. Upper Level, Revision 2 – Preliminary Surface Water Drainage Layout, dated 05/07/2017;
 - iii). Limiting surface water discharge off the site at a maximum allowable rate of 5.0 l/s/ha for the 1 in 100 year plus 40% for climate change event;
 - iv). Clarification and indication in the drawing where exactly the filter drain connects with the existing infrastructure;
 - v). Incorporation of the upper parking site in the system and provision of updated calculation considering this area;
 - vi). Final detailed scheme with updated calculation including all site area.

The mitigation measures shall be fully implemented prior to occupation and subsequently 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 reduce the risk of flooding by ensuring the satisfactory disposal and storage of surface water from the site, in accordance with saved Policy SE27 of the Watford District Plan 2000, Policies SD1 and SD2 of the Watford Local Plan Core Strategy 2006-31 and Section 10 of the National Planning Policy Framework (NPPF).

6. No development shall take place until the final design of the drainage scheme for the site, based on the approved Surface Water Drainage

Strategy, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

- i). Provision of a fully detailed drainage plan showing pipe diameters, pipe runs, outlet points and location of SuDS features and supporting calculations;
- ii). Detailed engineered drawings of the proposed SuDS features including their, size, volume, depth and any inlet and outlet features including any connecting pipe runs and all corresponding calculations/modelling;
- iii). Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To reduce the risk of flooding by ensuring the satisfactory disposal and storage of surface water from the site, in accordance with saved Policy SE27 of the Watford District Plan 2000, Policies SD1 and SD2 of the Watford Local Plan Core Strategy 2006-31 and Section 10 of the National Planning Policy Framework (NPPF).

Refuse, Recycling and Cycle Storage

7. Notwithstanding the information already submitted, no dwelling shall be occupied until details of the siting, type, size and finish of the refuse, recycling and cycle storage enclosures have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the approved refuse, recycling and cycle storage enclosures have been constructed and made available for use. These facilities shall be retained as approved at all times thereafter.

Reason: To ensure that adequate facilities exist for residents of the proposed development and in the interests of visual amenity, in accordance with saved Policies SE7 and T10 of the Watford District Plan 2000 and Policies SD4 and UD1 of the Watford Local Plan Core Strategy 2006-31.

Soft Landscaping

8. No dwelling shall be occupied until a detailed soft landscaping scheme for all the land within the site has been submitted to and approved in writing by the Local Planning Authority. This shall include details of new tree and shrub planting including their location, species, size (container size where applicable) and planting density. The approved landscaping scheme shall be carried out not later than the first available planting and seeding season after completion of 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 amenities of residents and the visual appearance of the site and the wider area, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

Hard Landscaping

9. No dwelling shall be occupied until a detailed hard landscaping scheme for all the land within the site has been submitted to and approved in writing by the Local Planning Authority, and the works have been carried out in accordance with the approved details.

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

Extent of Hard Surfacing

10. No hard surfacing, other than that approved under Condition 9, shall be laid/installed within the site.

Reason: To prevent additional car parking taking place within the site which would have the potential to cause harm to the amenities of residents and in the interests of visual amenity, pursuant to saved Policy T21 of the Watford District Plan 2000 and Policies SS1 and UD1 of the Watford Local Plan Core Strategy 2006-31.

Amenity Space

11. No dwelling shall be occupied until the proposed private amenity areas, communal amenity space and soft landscaped areas have been laid out as shown on the approved drawings. These areas shall be retained as such at all times thereafter and shall not be used for car parking, manoeuvring or for any other purpose.

Reason: To ensure that unsatisfactory parking on-site does not occur and in the interests of the visual appearance of the site in accordance with saved Policy T21 of the Watford District Plan 2000 and Policies SS1 and UD1 of the Watford Local Plan Core Strategy 2006-31.

Means of Enclosure

12. Notwithstanding the information already submitted, no dwelling shall be occupied until details of the siting, height, type, materials and finish of all fencing, walls, gates 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. All fencing, walls, gates or other means of enclosure shall be provided in accordance with the approved details prior to the first occupation of any part of the development and shall be maintained as such at all times thereafter. Notwithstanding the provisions of Class A of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) no gates, walls or means of enclosure, other than those approved under this condition, shall be erected or installed on the site without the prior written approval of the Local Planning Authority.

Reason: In the interests of visual amenity, to ensure that suitable levels of privacy are provided for future occupiers of the development and neighbours, and to minimise danger, obstruction and inconvenience to users of the adjacent highway, in accordance with the provisions of the Residential Design Guide (RDG), saved Policies T21 and T24 of the Watford District Plan 2000 and Policies SS1 and UD1 of the Watford Local Plan Core Strategy 2006-31.

Parking, driveway and manoeuvring layout

13. No dwelling shall be occupied until the on-site loading/unloading bays and manoeuvring area have been laid out and constructed in accordance with the approved drawings (and those details approved under conditions 5, 6 and 9) and made available for use. These facilities shall be retained as approved at all times.

Reason: To ensure that adequate facilities are provided for the occupants of the development and to minimise disruption to the surrounding highway network in accordance with saved Policies T21 and T24 of the Watford District Plan 2000.

Levels

14. Notwithstanding the information already submitted, no construction of the approved buildings shall commence until detailed plans showing the existing and new or altered ground levels within the site and the floor levels of all the proposed buildings 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 so as 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 and SS1 of the Watford Local Plan Core Strategy 2006-31 and paragraph 17 of the National Planning Policy Framework (NPPF).

Obscure glazing

15. The proposed first floor window in the northeast-facing elevation of the westernmost building (serving the stairwell – as detailed on drawing number 112 Rev P4 – amended plan received 12.10.17) shall be permanently fixed closed below 1.7m internal floor level and shall be fitted with obscured glass at all times unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that suitable levels of privacy are achieved for the occupiers of the neighbouring property to the north pursuant to the provisions of the Residential Design Guide (RDG) and paragraph 17 of the National Planning Policy Framework (NPPF).

No use of flat roofs

16. No parts of the flat roofs of the development shall be used as terraces, balconies or other open amenity spaces.

Reason: To ensure that suitable levels of privacy are achieved for the occupiers of the neighbouring properties pursuant to the provisions of the Residential Design Guide (RDG) and paragraph 17 of the National Planning Policy Framework (NPPF).

Tree Protection Measures

17. Details of a 'no-dig' method of construction for the proposed bin store and other works within the root protection zone of the group of trees referred to as Group "G1" within the submitted Arboricultural Statement, prepared by RJ Tree Services Ltd (Ref. ARBORSURVEY01_Ye Corner dated 06.02.17), and as detailed on the accompanying Arboricultural Survey & Constraints Plan 01, shall be submitted to and approved in writing by the Local Planning Authority before any excavations are carried out in this root protection zone. The development shall only be carried out in accordance with the details approved under this condition.

Reason: To ensure that the neighbouring trees which make a positive contribution to the visual amenity of the area are protected during construction works, in accordance with saved Policies SE37 and SE39 of the Watford District Plan 2000 and Policies UD1 and GI3 of the Watford Local Plan Core Strategy 2006-31.

18. No works associated with the development shall be carried out to existing trees within and/or surrounding the site until a detailed schedule of such works has been submitted to and approved in writing by the Local Planning Authority. The tree works shall only be carried out in accordance with the approved details.

Reason: To ensure that the neighbouring trees which make a positive contribution to the visual amenity of the area are protected during construction works, in accordance with saved Policies SE37 and SE39 of the Watford District Plan 2000 and Policies UD1 and GI3 of the Watford Local Plan Core Strategy 2006-31.

Satellite Dishes and Aerials

19. 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. No aerials or satellite dishes, other than those approved by this condition, shall be installed within the site.

Reason: To prevent visual cluttering and to ensure that a high quality environment is achieved, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

Fire Hydrants

20. No dwelling shall be occupied until a detailed scheme showing the provision of firehydrants serving the development (as incorporated into the provision of the mainswater services for the development whether by means of existing water services or new mains or extension to or diversion of existing services or apparatus) has been submitted to and approved in writing by the Local Planning Authority. The approved fire hydrant provision shall be installed and made available for use prior to the first occupation of any dwelling forming part of the development and shall be maintained as such thereafter.

Reason: To ensure that suitable fire-fighting facilities are provided.

Noise and Air Quality Mitigation Measures

21. No construction works above damp proof course level shall commence until a noise mitigation scheme for each of the residential dwellings, based upon the recommendations of the Noise Assessment prepared by Moir Hands (Report No. 3249/25/17) dated 24th March 2017, has been submitted to and approved by the Local Planning Authority. The scheme shall include the details and specifications of the sound reduction performance of all glazed and non-glazed elements of the building facades and the performance of acoustic trickle vents for all bedroom windows. An updated noise assessment shall be submitted to demonstrate that the proposed measures achieve the required internal noise levels. No dwelling shall be occupied until the approved mitigation measures have been installed in full, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that suitable living conditions are provided for future occupiers of the development in accordance with BS 8233:2014 and the aims of saved Policy SE22 of the Watford District Plan 2000 and Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

22. No construction works above damp proof course level shall commence until the specification of a mechanical air supply/extract system for each of the residential dwellings has been submitted to and approved in writing by the Local Planning Authority. The system must be capable of providing background and rapid ventilation for cooling with the windows of the respective dwelling remaining closed. The system must not compromise the sound insulation of the façades. Details of the siting of any air intake; extraction units; generators and other mechanical equipment serving this system that are likely to give rise to noise should be submitted, along with details of noise attenuation measures to be incorporated to ensure these units do not give rise to a noise nuisance. Noise from the external plant associated with this system, when

combined with any building services plant, must not exceed limit of 39dB(A) during the daytime and 27dB(a) night time, one metre from the nearest residential façades. In addition, when in operation, the sound pressure level within each flat shall not exceed the internal noise levels contained in BS8233:2014 1 metre from any associated inlet or outlet. No dwelling shall be occupied until the approved ventilation system has been installed in full, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure good indoor ambient noise levels are achieved in accordance with BS 8233:2014 and the aims of saved Policy SE22 of the Watford District Plan 2000 and Policy UD1 of the Watford Local Plan Core Strategy 2006-31 and to ensure that an acceptable level of air quality is achieved for future occupiers of the units in accordance with EU and national air quality limit values and in accordance with saved Policy SE22 of the Watford District Plan 2000.

23. No construction works above damp proof course level shall commence until a specification for the building services plant, to operate in combination to a noise emission limit of 39dB(A) during the daytime and 27dB(a) night time, one metre from the nearest residential façades, has been submitted to and approved in writing by the Local Planning Authority. Any building services plant must not compromise the sound insulation of the façades. The applicant shall submit details of the building services plant, up to date plans and an updated Noise Assessment demonstrating that these noise emissions limits are met by the proposed plant.

Reason: To ensure good indoor ambient noise levels are achieved for the occupiers of adjoining dwellings in accordance with BS 8233:2014 and saved Policy SE22 of the Watford District Plan 2000.

Contamination

24. Notwithstanding the information already submitted, no development shall commence until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to and approved in writing by the Local Planning Authority. This strategy shall include the following components:
- i). A preliminary risk assessment which has identified:
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors; and

- potentially unacceptable risks arising from contamination at the site.
- ii). A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- iii). The results of the site investigation and the detailed risk assessment referred to in (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- iv). A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

No changes to these components shall be undertaken without the written approval of the Local Planning Authority. All works shall be carried out in accordance with the approved details.

Reason: This is a pre-commencement condition to ensure any contamination of the ground is identified and remediated in the interests of the health of the future occupiers of the site, in accordance with saved Policy SE24 of the Watford District Plan 2000.

25. No construction works shall commence until a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to, and approved in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: This is a pre-commencement condition to verify that all contamination has been successfully removed from site following all remediation works in the interests of the health of the future occupiers of the site, in accordance with saved Policy SE24 of the Watford District Plan 2000.

26. No development shall take place until a long-term monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to, and approved in writing by, the Local Planning

Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason: To protect groundwater through ensuring that the site does not pose any further risk to human health or the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures. This is in line with saved Policy SE24 of the Watford District Plan 2000 and paragraph 109 of the National Planning Policy Framework (NPPF).

27. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: In the interests of the health of the future occupiers of the site, in accordance with saved Policy SE24 of the Watford District Plan 2000.

28. No infiltration of surface water drainage into the ground is permitted other than with the prior written consent of the Local Planning Authority. The development shall be carried out only in accordance with the approved details.

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants, in accordance with saved Policy SE24 of the Watford District Plan 2000 and paragraph 109 of the National Planning Policy Framework (NPPF).

29. No piling, deep foundations, investigation boreholes or other deep intrusive groundworks using penetrative methods shall be carried out until a method statement (detailing the depth and type of piling, boreholes, foundations or other groundworks to be undertaken and the methodology by which such works will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, measures to prevent harm to groundwater resources and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved details.

Reason: To safeguard underground sewerage utility infrastructure and to ensure that the proposed foundation works do not harm groundwater

resources in accordance with saved Policy SE28 of the Watford District Plan 2000, Policy SD1 of the Watford Local Plan Core Strategy 2006-31 and Section 11 of the National Planning Policy Framework (NPPF).

30. Prior to any part of the development hereby approved being brought into use, a scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The development shall be carried out only in accordance with the approved details.

Reason: To ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies in line with paragraph 109 of the National Planning Policy Framework (NPPF).

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. The Council entered into pre-application discussions with the applicant and requested amendments during the consideration of the application.
2. 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/neighbors_complaints_%E2%80%93_construction_noise.

3. 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.
4. The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.
5. It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.
6. It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website

<http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

7. You are advised that appropriate arrangement should be made within the site to provide for:
 - a.) Servicing and Delivery associated with the construction
 - b.) Parking for workers and contractors associated with the construction
 - c.) Wheel washing to prevent the spread of debris onto the public highway.

Failure to make such provisions may be contrary to the Highways Act and/or require a separate licence from the Local Highway Authority.

8. With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.
9. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.
10. There are public sewers crossing or close to the area in which the development is proposed. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extension to existing buildings. The applicant is advised to visit thameswater.co.uk/buildover for further details.
11. 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.

12. Information for developers and guidance documents in relation to land contamination can be found online at: https://www.watford.gov.uk/info/20011/business_and_licensing/349/contaminated_land and the contaminated land pages on gov.uk.
- 13 This planning permission is accompanied by a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure a review mechanism of the viability of the scheme for a contribution towards the provision of affordable housing in the Borough of Watford, subject to the review demonstrating the improved viability of the development
- 14 You are strongly advised to follow the Herts Constabulary advice with regards to adopting security measured in line with “Secured by Design part 2 physical securities” which will involve the following measures
 - Communal door sets; BS PAS24: 2016, or LPS.1175
 - Access Control block of flats; communal entrance doors to have an access control system Audio VI usual. Tradespersons release buttons are not permitted.
 - Postal delivery for communal dwellings (flats): Communal postal boxes within the communal entrances. (Preferred)
 - Individual front entrance doors of flats and houses; BS PAS 24:2016
 - Windows: Flats: Ground floor windows and those easily accessible certificated BS PAS 24:2016 or LPS 1175
 - French Doors for balconies: French doors if not at ground level, would not need to be the SBD standard of BS PAS 24:2016.
 - Dwelling security lighting (flats): communal entrance hall, lobby, landing corridors and stairwells
 - Lighting no ballard lighting as it is not functional, gets damaged easily

and promotes the fear of crime.

- Bin stores: Require a secure lock to stop arson and rough sleepers
- Bins Store – Secure lock with anchorage point.
- The police is also concern that cars or mopeds could enter the site, causing security or highway safety issues.

Recommendation (2)

In the event that no Section 106 planning obligation is completed by 31st March 2016 in respect of the Heads of Terms set out above, the Head of Regeneration and Development be authorised to refuse planning permission for this application for the following reasons:

The proposal fails to make provision for affordable housing and as such is contrary to Policy HS3 of the Watford Local Plan Core Strategy 2006-31.

Drawing numbers

- 0617-000-P5 Location Plan
- 0617-102-P7 Block Plan
- 0617-103-P1 Block Plan
- 0617-105-P7 Landscape Plan
- 0617-106-P4 Separation Distance Plans
- 0617-107-P4 Sweep Track Analysis – Van
- 0617-108-P4 Sweep Track Analysis – Ambulance
- 0617-110-P4 Lower Ground Floor Plan
- 0617-111-P4 Ground Floor Plan
- 0617-112-P5 First Floor Plan
- 0617-113-P2 Second Floor Plan
- 0617-114-P1 Roof Plan
- 0617-200-P5 Site Sections
- 0617-201-P3 Site Sections
- 0617-300-P4 Proposed Elevations
- 0617-301-P4 Proposed Elevations

The following lists all other documents submitted in support of the application:

- Arboricultural Survey
- Arboricultural Survey Plan
- Daylight and Sunlight Assessment
- Design and Access Statement
- Financial Viability Assessment
- Heritage Statement
- Highways and Transport Report
- Measured Building Survey
- Noise Impact Assessment
- Phase 1 Report Contamination

- Sustainability and Energy Statement
 - Surface Water Drainage Strategy
 - Topographical Survey
-

Case Officer: Habib Neshat

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