

Committee date	5 <sup>th</sup> December 2018
Application reference	18/01437/DISCON
Site address	Land at 64 and 73-77, Clarendon Road
Proposal	Details pursuant to Condition 4 (bridge design) of planning permission ref. 17/00558/FULM
Applicant	TJX UK Property Limited
Agent	Savills UK Limited
Type of Application	Discharge of Condition
Reason for Committee Item	At request of Committee
Target decision date	3 <sup>rd</sup> January 2019
Statutory publicity	n/a
Case officer	Paul Baxter <a href="mailto:paul.baxter@watford.gov.uk">paul.baxter@watford.gov.uk</a>
Ward	Central

## 1. Recommendation

**Approve** details as set out in section 8 of this report.

## 2. Site and surroundings

2.1 The site is located at the northern end of Clarendon Road opposite Watford Junction station. The applicant has acquired the existing buildings at Meridian House (69-71 Clarendon Road) and 64 Clarendon Road and is currently constructing a new 12 storey office building at 73-77 Clarendon Road. The 3 buildings will form the new European headquarters for TJX Europe. This application specifically relates to the proposed bridge over Clarendon Road that will link the new office building and the existing office building at 64 Clarendon Road.

2.2 Further information, including the site plan and drawings, is available in the appendices to the report and on the council's [website](#).

## 3. Summary of the proposal

### 3.1 Proposal

This application is for the discharge of Condition 4 of planning permission ref. 17/00558/FULM for the proposed design of the pedestrian bridge over Clarendon Road, linking the new office building at 73-77, Clarendon Road with the existing office building at 64 Clarendon Road.

- 3.2 In determining planning permission ref. 17/00558/FULM, the Committee requested that details of the proposed external materials (Condition 3) and the design of the proposed pedestrian bridge (Condition 4) be brought back to the committee for determination in due course.

**3.3 Conclusion**

The design of the proposed bridge, incorporating faceted aluminium panels to the roof and underside (soffit) and faceted glazed panels with a copper mesh to the sides, is a significant improvement over the indicative design that formed part of the main application. The design and materials are considered to be appropriate and acceptable and to constitute a high quality of design for this prominent structure that will be highly visible in this important location.

**4. Relevant policies**

Members should refer to the background papers attached to the agenda. These highlight the policy framework under which this application is to be determined.

**5. Relevant site history/background information**

- 5.1 17/00558/FULM - Planning permission granted 31<sup>st</sup> August 2017 for the redevelopment of site comprising removal of protected trees, construction of new 12 storey office building (Use Class B1) of 24,451sqm (GIA), high level footbridge link, hard and soft landscaping, basement car parking, new access arrangements and highways improvements.

**6. Main considerations**

- 6.1 The main issue to be considered in the determination of this application is:

(a) Design and appearance

- 6.2 (a) Design and appearance

The basic bridge design is a rectangular box with floor and ceiling, as indicated in the original planning application (17/00558/FULM). In order to give the bridge a high quality appearance, it is proposed that the roof and underside (soffit) are to be clad in aluminium panels set at angles to each other to give a multi-faceted appearance. The sides of the bridge are to be of a similar multi-faceted appearance only in glazed triangular panels with a copper mesh to provide solar shading. The internal floor of the bridge is to be in engineered timber and the ceiling in perforated metal panels with acoustic pad.

- 6.3 It is considered that this treatment for the external elevations of the bridge will give an appropriate and acceptable high quality appearance for this prominent structure spanning Clarendon Road.

## **7. Consultation responses received**

### **7.1 Statutory consultees and other organisations**

None required.

### **7.2 Internal Consultees**

None required.

### **7.3 Interested parties**

None required.

## **8. Recommendation**

That the details of the design of the pedestrian bridge be approved and Condition 4 be discharged accordingly.

### Informative

1. IN907 Consideration of the proposal in a positive and proactive manner.