

Committee date	9 January 2019
Application reference	18/01084/FULM
Site address	60 High Street
Proposal	Redevelopment of the site to provide a mixed use scheme including 29 no. Class C3 residential units and Class A1 retail floorspace, with cycle parking and associated works.
Applicant	Linea Homes Ltd
Agent	JLL
Type of application	Full planning application
Reason for committee item	Major development
Target decision date	11th January 2019
Statutory publicity	Press Advert published 31st August and Site Notice published 14th September Neighbouring properties consulted 24th August
Case officer	Chris Osgathorp chris.osgathorp@watford.gov.uk
Ward	Central

1. Recommendation

Approve subject to conditions set out in section 8 of this report.

2. Site and surroundings

- 2.1 The application site is located in the primary shopping area in the town centre where redevelopment to provide a ground floor shop and upper floor residential units is acceptable in principle.
- 2.2 The subject property is a vacant retail unit. The High Street frontage consists of a 2 storey building which is designed with a pitched roof. A large flat-roofed extension projects to the rear. The rear boundary adjoins Wellstones.
- 2.3 The application site adjoins a 2 storey nationally listed building at No 58 – 58A High Street and a 3 storey locally listed building at No. 62 – 70 High Street. The site is not located in a designated conservation area.
- 2.4 Re-development at No. 52A – 56 High Street is currently being carried out to implement planning permission ref: 10/00121/EXT. The development is for the construction of a part 4, 5 and 7 storey building to provide ground floor retail use and 56 flats. The 4 storey element of the building faces the High Street and the 7 storey section faces Wellstones.
- 2.5 The Charter Place redevelopment is on the opposite side of the High Street.

- 2.6 The application site is within the town centre and is therefore in a sustainable location. It is also within the central/west Watford controlled parking zone.

3. Summary of the proposal

3.1 Proposal

The application proposes the demolition of the existing building and erection of a part 4, 5 and 7 storey building to provide a ground floor retail unit (Use Class A1) and 29 no. flats on the upper floors.

- 3.2 The 4 storey part of the building would face the High Street and the 7 storey part would face Wellstones. The residential entrance to the development would be from Wellstones. Internal bin and cycle storage would be provided, which would be accessed from Wellstones.

- 3.3 The scheme includes roof gardens, balconies and green roofs.

- 3.4 The housing mix consists of 21no. 1-bed flats, 7no. 2-bed flats and 1no. 3-bed flat.

3.5 Conclusion

The scale of the proposed development would respect the context of the surrounding area and would cause no harm to the significance of the adjacent Grade II Listed building at No. 58 High Street or the locally listed building at No. 62 – 70 High Street. The development is of contemporary design and would provide an attractive appearance that would enhance the character and appearance of the area. The high density nature of the proposed development would optimise the use of a sustainable town centre location and would contribute towards meeting the borough's housing need, which meets sustainability objectives in the National Planning Policy Framework and the Watford Local Plan Core Strategy 2006-31.

- 3.6 The Council has appointed BNP Paribas to independently review the applicant's viability appraisal and their assessment shows that the proposed development generates a deficit when measured against the benchmark land value and therefore the scheme cannot viably make a financial contribution towards the provision of affordable housing. However, BNP Paribas consider that there is sufficient justification for a review mechanism to be secured through a Section 106 planning obligation.

- 3.7 The layout of the proposed development would provide an acceptable standard of amenity for future occupiers. However, a condition should be attached to any grant of planning permission to require the submission of final details of a noise mitigation scheme to ensure that an acceptable internal

noise level is provided.

- 3.8 The proposal generally complies with Building Research Establishment guidance in relation to the impact on the daylight and sunlight received by neighbouring habitable windows, however it would cause a noticeable loss of light to 2 windows and some overshadowing of the neighbouring communal garden of the adjacent development at No. 52A – 56 High Street (currently under construction). Paragraph 123 of the National Planning Policy Framework 2018 states “*when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site*”. The proposal would make efficient use of the site and taking into account that only 2 neighbouring main habitable windows would experience a noticeable loss of light and that overshadowing of the garden of the adjacent development at No. 56 is to be expected given the density of the area and the relationship of the sites, it is considered that the impact on neighbouring properties is acceptable.
- 3.9 Taking the above into account, there are considered to be no adverse effects that outweigh the benefits of the proposal and therefore it is recommended that the application should be approved.

4. Relevant Policies

Members should refer to the background papers attached to the agenda. These highlight the policy framework under which this application was determined. Specific policy considerations with regard to this particular application are detailed in section 6 below.

5. Relevant site history/background information

There is no planning history of relevance to the current application.

6. Main considerations

- 6.1 The main issues to be considered in the determination of this application are:
- (a) Principle of land use.
 - (b) Housing.
 - (c) Impact on adjacent locally listed and nationally listed buildings.
 - (d) Impact on the character and appearance of the area.
 - (e) Quality of the new accommodation provided.
 - (f) Impact on amenity of adjoining residential properties.
 - (g) Access, servicing and parking.
 - (h) Sustainable surface water drainage.

(i) Archaeology.

6.2 (a) Principle of land use

Policy SPA1 (Town Centre) of the Watford Local Plan Core Strategy 2006-31 (CS) states that "*within the Primary Shopping Area, the main use will be retail with associated and complimentary uses such as cafes and restaurant at ground floor. On upper floors, uses which encourage a lively and vibrant town centre will be encouraged including residential, office and leisure use*". The proposed development includes a retail unit (Use Class A1) on the ground floor, which would protect the vitality and viability of the designated primary shopping area. The upper floor flats would encourage a vibrant town centre and is therefore in accordance with Policy SPA1.

6.3 (b) Housing

The proposed development is in a sustainable town centre location close to public transport facilities and is not on land at risk of flooding or within designated employment land, open space or land with high biodiversity, landscape or cultural heritage significance. Therefore, the proposal is consistent with Policy HS1 of the CS. The proposal would contribute towards meeting the Borough's housing target, which should be afforded considerable weight in consideration of the application.

6.4 Paragraph 117 of the revised NPPF (2018) states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Furthermore, paragraph 68 highlights that small sites can make an important contribution to meeting the housing requirement of an area, and are often built-out quickly. In this case, it is considered that the proposed development, consisting of 29 flats on a small site, would make optimal use of the site close to passenger transport facilities and provide an acceptable standard of amenity for future occupants. Furthermore, it is considered that the proposed development would maintain the character and appearance of the area as discussed in the report.

6.5 The proposed housing mix consisting of 21no. 1-bed flats, 7no. 2-bed flats and 1no. 3-bed flat is considered to be acceptable in this town centre location.

6.6 Policy HS3 of the Watford Local Plan Core Strategy 2006-31 states that a rate of 35% affordable housing will be sought on major applications of 10 residential units and above and only in exceptional circumstances will the council consider a lower level of affordable housing provision, where the developer can demonstrate exceptional planning, or other constraints on the development of the site through the submission of a development viability

appraisal. In this case, no on-site affordable housing or commuted sums towards affordable housing are proposed and the applicant has submitted a viability appraisal to demonstrate that it would not be financially viable for this to be provided. The Council has appointed BNP Paribas to independently review the applicant's viability appraisal and their assessment shows that the proposed development generates a deficit when measured against the benchmark land value and therefore the scheme cannot viably make a financial contribution towards the provision of affordable housing. However, BNP Paribas consider that there is sufficient justification for a review mechanism to be secured through a Section 106 planning obligation.

- 6.7 (c) Impact on adjacent locally listed and nationally listed buildings:
The proposed building would sit between No. 58 High Street (Grade II listed building) and No. 62 – 70 High Street (locally listed building).
- 6.8 Impact on No. 58 High Street:
No. 58 High Street is a two storey stuccoed building which was constructed circa 1830-40. The building occupies a prominent position in the street scene due to its siting forward of the neighbouring buildings. The proposed building would be of 3 storeys on the High Street frontage and would have a recessed third floor, which is considered to be an appropriate scale in context of the street scene. The proposed building is of contemporary design and would contrast appropriately with the features on No. 58, which would distinguish the Grade II listed building. The proposed building would be set back from No. 58 High Street and therefore it is considered that the proposed building would cause no harm to the significance of the Grade II listed building.
- 6.9 Impact on No. 62 – 70 High Street:
No. 62 – 70 High Street is a 3 storey building constructed circa 1927 – 1928, which is of ‘Tudorbethan’ design and includes timber framing and rendered panels on the upper floors. The proposed building would respect the scale of No. 62 – 70 High Street because the flat roof of the 3 storey section would align with the eaves of the adjoining building and the recessed third floor would be lower than the ridge of the pitched roof. Furthermore, the contemporary design of the proposed building would provide an appropriate contrast to No. 62 – 70 High Street. The proposed development would therefore cause no harm to the significance of the adjoining locally listed building.
- 6.10 (d) Impact on the character and appearance of the area
Paragraph 124 of the NPPF states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 127 states, among other things, that planning

decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate landscaping; they should be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); and development should optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks.

- 6.11 As discussed in paragraphs 6.8 and 6.9 of the report, it is considered that the front building facing the High Street is of an appropriate scale and would have an acceptable relationship with the adjoining buildings. The contemporary design includes brick detailing and aluminium windows of vertical proportions, which would provide an acceptable appearance on the High Street frontage.
- 6.12 The rear buildings would increase in height and would rise to 7 storeys on Wellstones. The neighbouring development at No. 52A – 56 High Street is nearing completion and includes a 7 storey building facing Wellstones. The scale of the proposed 7 storey building is considered to be appropriate in this context because it would be viewed next to the adjoining development. Taller buildings at the rear is an appropriate design approach because they would have no impact on the heritage assets on the High Street frontage and would provide high density development in a sustainable location which would make most effective use of the site. The design of the Wellstones elevation includes brick detailing and aluminium windows of vertical proportions which would provide an acceptable appearance. Amended plans were submitted during the course of the application to enhance the appearance of the residential entrance.
- 6.13 The middle section of the development would step up from the lower building on the High Street frontage to the taller building facing Wellstones. The massing is considered to be acceptable and the elevations include brick detailing, aluminium windows, glazed walls and balconies, which would provide an acceptable appearance.
- 6.14 The use of appropriate materials is key to ensuring a high quality appearance and a condition should be attached to any grant of planning permission to require details and samples of materials to be submitted to the Local Planning Authority for approval. The provision of window reveals is particularly important to provide definition and articulation to the elevations.
- 6.15 (e) Quality of the new accommodation provided
The floor areas and room sizes of the proposed dwellings accord with the

minimum space standards in paragraphs 7.3.6 – 7.3.8 of the Watford Residential Design Guide (RDG). Furthermore, the main living areas would benefit from sufficient natural lighting and outlook.

- 6.16 Most flats would have private balconies and the 3-bed flat on the fourth floor would have a large private roof terrace. Furthermore, all flats would have access to a communal roof terrace measuring 95sqm on the fifth floor. The layout makes effective use of balconies and roof terraces and given the town centre location of the site it is considered that the amount of outdoor amenity space is acceptable.
- 6.17 The submitted noise impact assessment shows that the site is subject to noise from road traffic and plant associated with commercial uses in the vicinity, which is typical of a town centre location. Table 6 of the assessment shows that, without mitigation, the existing commercial plant to the north (at No. 58 High Street) would have a significant adverse impact on the closest residential facade and the first floor amenity areas. Section 6 of the assessment shows a scheme of mitigation which would provide acceptable noise levels to habitable rooms and outdoor amenity areas. The suggested mitigation includes an acoustic screen on the northern boundary at first floor level, mechanical ventilation (to enable occupants to close windows) and appropriate glazing specifications. Furthermore, mitigation is proposed to provide enhanced sound insulation, above building regulations requirements, between the ground floor commercial use and first floor residential use in order to protect the amenity of future residential occupiers. A condition should be attached to any grant of permission to require details of a final noise mitigation scheme, which is based on the recommendations in the submitted noise impact assessment, to be submitted to the local planning authority for approval.
- 6.18 The proposed flats would be accessed from Wellstones and cycle and refuse storage facilities are appropriately located. The storage facilities are inside the building at ground floor which aids security. Taking the above into account, it is considered that the layout would provide an acceptable standard of amenity for future occupiers.
- 6.19 (f) Impact on amenity of adjoining residential properties
Daylight and sunlight:
The applicant has submitted a daylight and sunlight assessment carried out by Rapleys which has adopted the methodology in the Building Research Establishment guidance “Site Layout Planning for Daylight and Sunlight. A Guide to Good Practice” (2011). The assessment calculates that there would be a noticeable loss of daylight to 2 neighbouring habitable windows – a sixth

floor side-facing window in the 7-storey rear block at No. 56 High Street (which is currently under construction) and a recessed second floor rear-facing window at No. 62 High Street which is positioned very close to the boundary. In respect of sunlight, the assessment shows that there would not be a significant loss of sunlight to the main habitable rooms of neighbouring properties, apart from the second floor rear window at No. 62.

- 6.20 The daylight and sunlight assessment also calculates the impact on the development on the sunlight received by neighbouring gardens. The development currently under construction at No. 56 High Street has a courtyard style garden, which is enclosed on 3 sides by the building constructed as part of that development. The assessment shows that the proposed development would cause overshadowing of the garden, which is largely because of its location to the south of the adjacent development. It should be borne in mind that due to the high density nature of the area and the location of the site to the south, it is likely that even modest additional built form in this area would cause overshadowing of the neighbouring garden. Furthermore, the adjacent development would maintain an area of garden that would not be overshadowed after construction of the proposed development.
- 6.21 Paragraph 123 of the National Planning Policy Framework 2018 states "*when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site*". As stated elsewhere in the report, it is considered that the proposal would make efficient use of the site. Taking into account that only 2 neighbouring main habitable windows would experience a loss of light and that overshadowing of the garden of the adjacent development at No. 56 (currently under construction) is to be expected given the density of the area and the relationship of the sites, it is considered that the impact on neighbouring properties is acceptable.
- 6.22 **Outlook:**
The proposed development would not cause a significant loss of outlook to neighbouring properties due to its distance and relationship to neighbouring habitable windows.
- 6.23 **Privacy:**
The distance and relationship of the proposed habitable windows to neighbouring habitable windows is considered to be acceptable in this high density town centre location. The habitable windows would overlook the courtyard garden of the adjacent development at No. 56, which is acceptable

given that it is a communal garden. A distance of 22m would be maintained to the south-east facing elevation of the adjacent development, which complies with paragraph 7.3.16 of the RDG in respect of the separation distance of buildings in new development.

- 6.24 The proposed roof terraces would be set in from the edge of the roof, which would restrict overlooking into neighbouring properties. As such, the proposed development would have no adverse effect on the privacy of neighbouring properties.
- 6.25 (g) Access, servicing and parking
The application site is located in a sustainable town centre location where a car-free development is acceptable. The site is located in the central/west Watford controlled parking zone, therefore, in accordance with "Saved" Policies T24 and T26 of the Watford District Plan 2000, it is necessary to complete a legal agreement to remove permit entitlement for future occupants of the proposed dwellings. This is to ensure that future occupants would not exacerbate demand for on-street parking in an area that already experiences parking problems.
- 6.26 The proposal would not cause a significant increase in traffic generation because there would be no on-site parking.
- 6.27 The proposed bin store is appropriately located adjacent to Wellstones and would not cause any adverse highway impacts.
- 6.28 (h) Sustainable surface water drainage
The applicant has provided sufficient detail to demonstrate that there is a feasible drainage strategy for the site and the most appropriate sustainable drainage methods have been explored. The proposed drainage strategy is based on attenuation and discharge of the run off water into the Thames Water surface water sewer asset in Wellstones. The discharge rate is proposed to be controlled to the maximum of 4.40 litres per second for 100 years plus climate change event and H.C.C. Lead Local Flood Authority has stated that this provides a significant betterment to the current unrestricted discharge rate into the surface water sewer. The attenuation volume would be provided by tanked blue roofs/green roofs and two below ground attenuation tanks. A condition should be attached to any grant of planning permission to require details of the final detailed design of the drainage scheme to be submitted to and approved in writing by the Local Planning Authority.
- 6.29 (i) Archaeology
There is potential for archaeological remains at the site due to its location in the High Street and its proximity to buildings of historic interest. Therefore, a

condition requiring the submission of an archaeological written scheme of investigation should be attached to any grant of planning permission.

7. Consultation responses received

7.1 Statutory consultees and other organisations

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Hertfordshire County Council (Highway Authority)	No objection subject to conditions.	Noted.
Hertfordshire County Council (Lead Local Flood Authority)	No objection subject to conditions.	Noted.
Hertfordshire County Council (Growth & Infrastructure)	No comments.	Noted.
Hertfordshire Constabulary Crime Prevention Design Service	Requested measures to ensure that the development is built to Secured by Design standards.	Noted.
Thames Water	No objection.	Noted.

7.2 Statutory consultees and other organisations

Internal Consultees

Name of Internal Consultee	Comment	Officer Response
Environmental Health	No comments.	Noted.
Design & Conservation	No objection.	Noted.
Housing	The Housing Service does not support this application for planning as all 29 units have been proposed as market housing, with no provision of affordable housing.	The applicant's viability appraisal has been independently assessed, which shows that it is not financially viable for the development to make a contribution towards the provision of affordable housing.

Economic Development Officer	<p>The provision of updated and modern retail space on the ground floor of the proposed development is welcomed, however it is disappointing to lose active use space above.</p> <p>The applicant should develop a 'community investment plan' which sets out their position on opportunities for local people around employment and the creation and support of a local supply chain for all stages of the construction process.</p> <p>Service access from Wellstones should be maintained.</p> <p>The improvement works in the High Street should be protected by all demolition and construction works being undertaken from Wellstones.</p>	<p>A large ground floor retail unit would be maintained. It appears that the first floor was only previously used for ancillary storage.</p> <p>The provision of upper floor residential accommodation is in accordance with the Watford Local Plan Core Strategy, as discussed in the report.</p> <p>There is no Development Plan policy or supplementary planning document that requires the submission of a 'community investment plan', therefore there is no policy basis for this to be required.</p> <p>Service access to the retail unit from Wellstones would be maintained.</p>
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7.3 Representations received from interested parties

1 representation was received

Objection comment	Officer comments
There needs to be an archaeological condition.	Noted.

8. Recommendation

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

Section 106 Heads of Terms

- i) To secure a review mechanism of the viability of the development to be undertaken towards the end of the project when actual build costs and sales values of the flats are known. This shall allow financial 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.
- ii) To secure a financial payment to the Council of £2,000 towards the variation of the Borough of Watford (Watford Central Area and West Watford Area)(Controlled Parking Zones)(Consolidation) Order 2010 to exclude the site from the controlled parking zone, thereby preventing residents' parking permits being issued to this site.

Conditions

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

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

2. The development hereby permitted shall be carried out in accordance with the following approved drawings:-

489 CDA ZZ 00 DR A 00 0100 Rev 02; 489 CDA ZZ 00 DR A 01 0100 Rev 02; 489 CDA ZZ 00 DR A 05 0100 Rev 07; 489 CDA ZZ 01 DR A 05 0101 Rev 07; 489 CDA ZZ 02 DR A 05 0102 Rev 06; 489 CDA ZZ 03 DR A 05 0103 Rev 06; 489 CDA ZZ 04 DR A 05 0104 Rev 06; 489 CDA ZZ 05 DR A 05 0105 Rev 06; 489 CDA ZZ 06 DR A 05 0106 Rev 06; 489 CDA ZZ 07 DR A 05 0107 Rev 06; 489 CDA ZZ XX DR A 05 0200 Rev 08; 489 CDA ZZ XX DR A 05 0201 Rev 07; 489 CDA ZZ XX DR A 05 0202 Rev 06; and 489 CDA ZZ XX DR A 05 0203 Rev 09.

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

3. 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 building, including walls, roofs, doors, windows, fascias, balconies and balustrades, 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 materials.

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

4. No construction works above damp proof course level shall commence until detailed drawings of the window and door reveals/projections, balconies, brick detailing, glazed external wall sections, shopfront and capping to the external walls, 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 Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

5. No construction works above damp course level shall commence until a detailed surface water drainage scheme for the site, based on the approved Flood Risk Assessment and Surface Water Management Report, Project No 376 Rev C dated August 2018, prepared by Flo, drawing reference number DR-100 Rev. P5 – Outline Drainage Design and exceedance route layout, has been submitted to and approved in writing by the local planning authority. The scheme shall include:

1. Detailed design of the drainage scheme including detailed engineered drawings of the proposed SUDS features including their location, size, volume, depth and any inlet and outlet features including any connecting pipe runs and all corresponding discharge and volume calculations/modelling. The plan should show any pipe ‘node numbers’ that have been referred to in network calculations and it should also show invert and cover levels of manholes.

2. Structural calculations of the building in order to ensure that it can accommodate the proposed blue roofs.

The scheme shall subsequently be implemented in accordance with the approved details prior to occupation of the development.

Reason: To reduce the risk of flooding by ensuring the satisfactory disposal and storage of surface water from the site.

6. No part of the development shall be occupied until a management and maintenance plan for the SUDS features and drainage network has been submitted to and approved in writing by the Local Planning Authority.
The scheme shall include:

1. Provision of complete set of as built drawings for the site drainage.
2. Maintenance and operational activities and arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

The management and maintenance plan shall be implemented in accordance with the approved details throughout the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the risk of flooding throughout the lifetime of the development.

7. The development hereby approved shall be carried out in accordance with the Energy & Sustainability Report dated 31st July 2018 prepared by MES Building Solutions, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development achieves high levels of sustainability in accordance with Policies SD1, SD2, SD3 and SD4 of the Watford Local Plan Core Strategy 2006-31 and Section 14 of the National Planning Policy Framework revised July 2018.

8. No construction works above damp course level shall commence until details of a final noise mitigation scheme which is based on the recommendations in the Noise Impact Assessment carried out by sound solution consultants Technical Report 30454 R2 dated 31st July 2018 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of ventilation and

specification details of the building envelope to achieve the internal noise levels contained in BS 8233:2014. No part of the development shall be occupied until all the works forming part of the approved scheme have been completed.

Reason: To ensure that an acceptable internal noise level is provided for future occupants of the development.

9. No part of the development shall be occupied until full details of a soft and hard landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping shall be carried out prior to first occupation of the development and the approved soft landscaping shall be carried out not later than the first available planting and seeding season after completion of the development. Any trees or plants whether new or existing which within a period of five years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, or in accordance with details approved by the Local Planning Authority.

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

10. No part of the development shall be occupied until refuse, recycling and cycle storage facilities have been provided in accordance with the approved plans. The storage facilities shall be retained at all times thereafter.

Reason: In the interests of the visual appearance of the site and to ensure satisfactory provision for on-site storage facilities.

11. The ground floor commercial unit shall only be used for retail purposes within Use Class A1 of the Town and Country Planning (Use Classes) Order 1987 (as amended), unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the vitality and viability of the designated Primary Retail Frontage, pursuant to 'saved' Policy S5 of the Watford District Plan 2000 and Policies SPA1 and TLC1 of the Watford Local Plan Core Strategy 2006-31.

12. No development (other than demolition) shall commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:
1. The programme and methodology of site investigation and recording.
 2. The programme for post investigation assessment.
 3. Provision to be made for analysis of the site investigation and recording.
 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation.
 5. Provision to be made for archive deposition of the analysis and records of the site investigation.
 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

The development shall only be carried out in accordance with the programme of archaeological works set out in the approved Written Scheme of Investigation.

The building shall not be occupied until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Archaeological Written Scheme of Investigation and the provision made for analysis and publication where appropriate.

Reason: This is a pre-commencement condition to ensure that any archaeological remains are properly recorded, in accordance with Policy UD2 of the Watford Local Plan Core Strategy 2006-31. This needs to take place before development commences in order to ensure any remains present are not damaged or destroyed before they are recorded.

Informatics

IN907 Positive and Proactive Statement – Grant.

IN909 Street Naming and Numbering.

IN910 Building Regulations

IN911 Party Wall Act

IN912 Hours of Construction

IN913 Community Infrastructure Levy

IN914 Section 106 Agreement