

Committee date	Tuesday 4 April 2023
Application reference Site address	22/01486/FULM – 3 Rhodes Way, Watford, WD24 4YW
Proposal	Redevelopment of the site to provide a new self-storage facility (Use Class B8) with associated car and cycle parking, landscaping and other works ancillary to the development.
Applicant	Karbon Self Storage
Agent	ROK Planning
Type of application	Full planning application
Reason for committee item	Major application
Target decision date	11 April 2023
Statutory publicity	Watford Observer, Site Notice and Neighbour Letters
Case officer	Chris Osgathorp chris.osgathorp@watford.gov.uk
Ward	Tudor

1. Recommendation

- 1.1 That planning permission be granted subject to conditions as set out in section 8 of this report.

2. Site and surroundings

- 2.1 The application site formerly contained a commercial laundry building (Use Class E(g)(iii)) with a gross internal area (GIA) of around 2500sqm. This was demolished following a fire in 2018. The site is located in a designated Industrial Area, as identified in the Watford Local Plan 2021-2038.
- 2.2 The site is not within a conservation area and there are no nearby listed buildings.
- 2.3 The land level of the site is around 8m below the residential properties to the south-west and there is an embankment adjacent to the boundary.
- 2.4 The application site is located within Zone 1 (low risk) of the Environment Agency's Flood Map for Planning.
- 2.5 The land is within Source Protection Zone 1 (SPZ1) – Inner Protection Zone.

3. Summary of the proposal

3.1 Proposal

- 3.2 The application proposes redevelopment of the site to provide a new self-storage facility (Use Class B8) with associated car and cycle parking, landscaping and other works ancillary to the development.

- 3.3 The floor plans show that the proposed building would have a total gross internal floorspace of 5465sqm on 3 levels. However, the applicant sets out that the total GIA could be increased to 10178sqm through the use of demountable mezzanine floors. The self-storage facility would be open 24 hours a day, 7 days a week.
- 3.4 The main entrance to the building would be on the southern side elevation. A staircase and 2 lifts would be provided in the main lobby area, and there would be a separate staircase to the northern side of the building.
- 3.5 The main vehicular access would be to the southern side of the site. This would provide access to 8 car parking spaces (including 2 disabled spaces) and 3 larger spaces for light goods vehicles. There would be a separate vehicular access to the northern side for service vehicles. A cycle store would be provided to the rear of the building, which would provide space for 28 cycles (including 20 long stay and 8 short stay), and 2 cycle cargo spaces.
- 3.6 **Conclusion**
- 3.7 The proposed self-storage facility is compatible with the industrial uses specified in Policy EM4.1 of the Local Plan. It would increase the employment floorspace on the site by 118% from 2500sqm (previous commercial laundry building) to 5465sqm. Furthermore, the Planning Statement notes that in order to accommodate sustainable growth of the business, there is potential to increase the GIA in future to 10178sqm through the use of demountable mezzanine floors. This increase in floorspace would intensify and make more effective use of employment land, which supports the objectives in Policies EM4.1 and EM4.2 of the Local Plan.
- 3.8 The scale and design of the proposed building would be appropriate to its context, which predominantly consists of 2 and 3 storey industrial buildings of varying commercial uses and designs. The proposed external materials and fenestration arrangement would provide an acceptable appearance. Furthermore, the proposal would not cause a significant loss of light, outlook or privacy to neighbouring residential properties in Norbury Avenue due to the siting of the site at a significantly lower land level and the sizeable degree of separation that would be maintained. A revised Noise Impact Assessment has been submitted, which sets out that the proposal would not cause significant noise or disturbance to neighbouring occupiers.
- 3.9 The provision for electric vehicle charging, cycle storage and car parking accords with the standards in the Local Plan. Trip generation associated with the proposal would be modest due to the nature of the use and the restrained

level of on-site parking and so there would not be a significant impact on the local highway network.

- 3.10 Proposed on-site renewable energy technologies will comprise air source heat pumps and solar photovoltaic panels. It is also proposed that passive design features, including high levels of thermal insulation and airtightness to the building fabric (walls, roof, floor and glazing) and high efficiency lighting and controls, would minimise the energy consumption of the building. A BREEAM pre-assessment has been submitted with the application, which indicates that it would be possible to achieve an 'excellent' standard. This could be secured through planning condition.
- 3.11 Biodiversity would be significantly enhanced through additional native planting, including trees. There would also be a large 'living roof' with a wildflower mix for pollinators. Insofar as other environmental matters are concerned, technical reports have been submitted which demonstrate that matters relating to land contamination and sustainable drainage could be adequately addressed through planning conditions.
- 3.12 It is therefore concluded that the proposed development accords with the development plan as a whole and so it is recommended for approval.

4. Relevant policies

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

5. Relevant site history/background information

- 5.1 22/01080/PREAP5 - Pre application advice for proposed change of use from commercial laundry to provide a new self-storage facility. An Advice Note was issued in October 2022, which is summarised below:
- The increase in quantum of employment floorspace within the Industrial Area meets the objectives in the Local Plan to intensify and make the most effective use of employment land. The proposal is therefore acceptable in principle.
 - The height, scale and design of the proposed building is acceptable in its context.
 - The proposal would not cause a significant loss of light, outlook or privacy to properties in Norbury Avenue. A Noise Impact Assessment carried out by a competent person is required to demonstrate that the

proposal would maintain acceptable noise levels at the noise sensitive residential properties. Suggestion to design the building in such a way to create a physical barrier between the parking area and the rear boundary, or to move the access to the northern side so it is further away from the neighbouring properties.

- Advised to liaise with the Highway Authority regarding transport impacts. Provision of 11 parking spaces accords with the Local Plan, however provision should be made for light goods vehicles. Electric vehicle charging infrastructure should be provided in accordance with Policy ST11.5 . More weatherproof cycle storage is required to meet the standards in Appendix D of the Local Plan.
- Technical reports required regarding land contamination and surface water drainage. Advised to seek advice from the Environment Agency and Lead Local Flood Authority.
- A high level of sustainability is expected, which should be demonstrated through a Sustainability Statement. A pre-assessment is required to demonstrate that the 'BREEAM Excellent' standard could be achieved.
- A 10% enhancement to biodiversity at the site should be demonstrated. There is opportunity for soft landscaping and tree planting at the site frontage and around the edges. The opportunity for a green roof should also be explored, which would help meet biodiversity and sustainable drainage requirements.

20/00509/FULM - Erection of replacement commercial laundry (Use Class B1C) with associated office and ancillary works. Conditional Planning Permission. September 2020.

20/00262/DEM - Prior approval for the demolition of existing fire damaged warehouse and associated 2 storey office building down to existing slab level. Prior Approval Not Required. March 2020.

6. Main considerations

6.1 The main issues to be considered in the determination of this application are:

- (a) Principle of the development
- (b) The effect of the proposal on the character and appearance of the area
- (c) The effect on the living conditions of neighbouring properties
- (d) Access, parking and highway matters
- (e) Sustainability

- (f) Biodiversity
- (g) Land contamination
- (h) Surface water drainage

6.2 (a) Principle of the development

Policy EM4.1 of the Watford Local Plan states that proposals for new employment floorspace will be supported where they contribute towards meeting the identified employment need in the borough and the Functional Economic Area. The Local Plan makes provision for 25,206sqm net additional industrial floorspace (Use Classes B2, B8, E(g)(ii) and E(g)(iii)). The Policy states that sustainable growth will be supported by, amongst other things, ensuring employment land is intensified to make the most effective use of the land. Policy EM4.2 contains similar objectives to contribute to the identified need for industrial land.

6.3 The proposed self-storage facility (Use Class B8) is compatible with the industrial uses specified in Policy EM4.1. The proposed development would increase the employment floorspace on the site by 118% from 2500sqm (previous commercial laundry building) to 5465sqm. It would also provide an increase upon the replacement commercial laundry building of 4,802sqm which was approved under planning permission Ref. 20/00509/FULM. Furthermore, the Planning Statement notes that in order to accommodate sustainable growth of the business, there is potential to increase the GIA in future to 10178sqm through the use of demountable mezzanine floors.

6.4 As such, the increase in quantum of employment floorspace within the Industrial Area meets the objectives in the Local Plan to intensify and make the most effective use of employment land. The proposal is therefore acceptable in principle.

6.5 (b) Character and appearance

The proposed building comprises a roughly square form and the external elevations would be articulated through the use of brickwork at ground floor and black cladding at upper floors. Windows on the Rhodes Way frontage and a shopfront on the corner adjacent to the access road would provide an acceptable degree of activity for a use of this type. It is considered that the proposed materials would provide an acceptable appearance and avoid the sometime garish colour schemes that are often associated with self-storage facilities. Furthermore, the proposed landscaping scheme would include new native planting and trees on the Rhodes Way frontage, which would aid the setting of the building and improve the visual amenity of the street scene.

- 6.6 The Planning Statement notes that the proposed building would be around 13m high – less than the height of 15m of the approved building under planning permission Ref. 20/00509/FULM. Nevertheless, the effective height would be similar because the current proposal is shown to be on a higher land level. In this respect, the height and scale of the proposed building is acceptable and would sit comfortably in the designated Industrial Area, which predominantly comprises 2 and 3 storey buildings of varying commercial uses and designs.
- 6.7 For the above reasons, the proposal would maintain the character and appearance of the surrounding area, in accordance with Policies QD6.2 and QD6.4 of the Local Plan.

6.8 (c) Living conditions of neighbouring properties

The land level of the application site is roughly 8m below the residential properties to the south-west of the site in Norbury Avenue. Taken together with the sizeable separation maintained to neighbouring properties and the siting of the proposed building to the north-east, it is not considered that the proposal would cause a significant loss of daylight, sunlight or outlook to the properties in Norbury Avenue. Furthermore, the visual impact of the proposal would be less than the building approved under planning permission Ref. 20/00509/FULM because it would maintain a greater separation to the rear boundary. In respect of privacy, the proposed building contains no upper floor windows and so there would be no overlooking arising from the proposed building.

- 6.9 The Council's Environmental Health department has raised concerns that comings and goings in the proposed car park and noise associated with the loading, unloading and movement of heavy items may cause noise and disturbance to the occupiers of the neighbouring properties. This concern particularly relates to noise during sensitive times during the night. Nevertheless, the revised Noise Impact Assessment sets out that the attenuation provided by the 8m embankment would ensure that there would not be an unacceptable noise impact. It is also noted that the site is an established industrial area where a degree of noise associated with industrial activities is to be expected. It is considered that the modest size of the car park is unlikely to generate significant activity and disturbance, and unreasonable requirements should not be placed on businesses within established industrial areas.

6.10 For the above reasons, the proposed development would not have a significant adverse effect on the living conditions of the occupiers of adjacent properties.

6.11 (d) Access, parking and highway matters

The parking area would be served by the existing vehicular access on the southern side of the site adjoining Rhodes Way. Having regard to the nature of the proposed use and the restrained amount of on-site parking, the traffic generation arising from the proposal would not cause a significant impact on the local highway network.

6.12 The Highway Authority requested additional information relating to various minor issues – including turning diagrams, on-site pavement widths, cycle store design, whether the light goods vehicle spaces would be multi-purpose to include EV charging, and the provision of dropped kerbs within the site. The applicant submitted additional information on 22 March to address these points, which is considered to be acceptable.

6.13 The provision of 11no. parking spaces accords with the maximum parking standard of 1 space per 150sqm as set out in Appendix E of the Local Plan. This would include provision for 3 light goods vehicles spaces and 2 disabled spaces, which is acceptable. Active electric vehicle charging infrastructure for 4 parking spaces would be provided, with the remainder having passive provision. This meets the requirement of Policy ST11.5 of the Local Plan.

6.14 Appendix D of the Local Plan states that for a Class B8 use, a minimum of 1 cycle space per 500sqm should be provided for employees and 1 cycle space per 1,000sqm for visitors. Based on the maximum GIA of 10178sqm, this equates to a provision of 30 cycle spaces. The proposed storage provision for 28 cycle spaces and 2 cycle cargo spaces meets the minimum standard and is therefore acceptable.

6.15 Having regard to the above considerations, the transport impacts of the proposal are acceptable.

6.16 (e) Sustainability

The Energy and Sustainability Statement sets out that the proposed on-site renewable energy technologies will comprise air source heat pumps and solar photovoltaic panels as these are the most appropriate having regard to the site characteristics. It is also proposed that passive design features, including high levels of thermal insulation and airtightness to the building fabric (walls, roof, floor and glazing) and high efficiency lighting and controls, would minimise the energy consumption of the building. The windows would have

solar control glass to minimise solar heat gain and reduce the energy required for cooling. A BREEAM pre-assessment has been submitted with the application, which indicates that it would be possible to achieve an 'excellent' standard. A planning condition to require the submission of a Compliance Certificate for approval should be imposed in accordance with Policy CC8.2 of the Local Plan.

6.17 (f) Biodiversity

The submitted Preliminary Ecological Appraisal¹ (the Ecology Report) sets out that the existing site comprises hard standing, bare ground, ruderal vegetation, 4no. Silver Birch trees adjacent to the Rhodes Way boundary, and a mixed scrub embankment. It is noted that the Silver Birch trees are immature and lack age and structural complexity. The Ecology Report finds that the existing site is of low ecological value and the proposed development would cause no harm to priority or protected species. Nevertheless, the report notes that lighting should be limited on the western (rear) aspect to ensure that commuting routes for bats via the nearby linear treeline is not adversely affected. Officers see no reason to dispute the findings of the Ecology Report and details of a sensitive external lighting scheme could be secured through a planning condition.

6.18 The Ecology Report sets out recommended enhancements to achieve a 10% biodiversity net gain. This includes the provision of bird nest boxes within the fabric of the building and a large 'living roof' on the flat roof of the building. It is noted that the living roof would be planted with a wildflower mix for pollinators. Furthermore, the landscape strategy shows that the existing Silver Birch trees would be replaced by new native planting and trees (including Birch, Rowan and Hornbeam) on the Rhodes Way frontage. A new mixed native species hedge would be planted adjacent to the northern boundary, and the existing embankment vegetation would be supplemented by new mixed native hedging, native plants, and new Cherry, Hawthorn and Willow trees.

6.19 With the above in mind, it is considered that the proposal would provide a significant enhancement to biodiversity at the site, in accordance with Policies NE9.1 and NE9.8 of the Local Plan. A condition to require the submission of a detailed landscaping scheme, including a final detailed scheme of ecological enhancements, should be imposed.

¹ Prepared by The Ecology Partnership dated December 2022.

6.20 (g) Land contamination

The submitted Supplementary Geo-Environmental Assessment and Outline Remediation Strategy² sets out that intrusive ground investigations show there is low risk of contamination within the made ground. It states that necessary remedial works include the removal of asphalt surfacing (which contains contaminative compounds), and the removal of an asbestos cement pipe – which will require disposal to a suitably licensed waste management facility. The report has been reviewed by the Environment Agency who have raised no objection to the proposal subject to the imposition of standard conditions.

6.21 (h) Surface water drainage

The Drainage Strategy³ sets out that the proposed surface water system will discharge into the Thames Water sewer. The drainage scheme would include below ground attenuation tanks to store surface water on site for all flood events up to the 1 in 100 year +40% for climate change. Flow control devices will be utilised to minimise the run-off rate to the public sewer to the equivalent greenfield run off rate of 0.76L/S to a maximum of 1.00L/S. The drainage scheme provides for other attenuation measures, including a large ‘living roof’ and permeable hard-surfacing for the parking spaces – which would reduce the need for storage within the attenuation tank.

6.22 The Lead Local Flood Authority (the LLFA) has been consulted but they have not provided a response within the consultation period. Noting the substantial delays in LLFA response times, along with the familiar attenuation methods proposed, it is considered that a pre-commencement planning condition could be imposed to require the submission of the final detailed design of the drainage scheme for approval.

7. Consultation responses received

7.1 Internal Consultees

Consultee	Comment Summary	Officer response
Arboricultural Officer	No objection.	Noted.
Waste & Recycling	No comments.	Noted.
Environmental Health	Concerns that comings and goings in the proposed car	This is discussed in the report.

² Prepared by Brownfield Solutions Ltd Ref. SMS/C5188/11479 Rev A

³ Prepared by Will Rudd dated 15/12/2022

	park and noise associated with the loading, un-loading and movement of heavy items would cause noise and disturbance to the occupiers of the neighbouring properties in Norbury Avenue.	
Contaminated Land Officer	No objection subject to conditions.	Noted.

7.2 External Consultees

Environment Agency	No objection subject to conditions.	Noted.
Herts C.C. Highways	<p>The trip generation is acceptable.</p> <p>Various minor issues raised as set out in the report.</p> <p>Requested conditions relating to Construction Management Plan (CMP) and the submission of a Travel Plan.</p>	<p>The matters raised are considered in the report.</p> <p>Regarding a CMP, there are controls outside the planning system, including the Highways Act 1980, to deal with matters such as obstruction or deposit of mud in the highway.</p> <p>The site is in an industrial area and is not on a busy through-route. Furthermore, construction vehicles would have minimal impact on residential roads given the proximity to Stephenson Way and the M1. In these circumstances, it is not considered that a planning condition requiring the submission of a CMP is necessary to make the development acceptable. A condition therefore would not meet the tests in</p>

		<p>paragraph 56 of the Framework.</p> <p>In respect of a travel plan, this type of use generates a very low number of employees and so it is not considered that a condition to require the submission of a travel plan is necessary or proportionate.</p>
Herts C.C. Lead Local Flood Authority	No response.	
Herts C.C. Growth & Infrastructure Unit	No comments.	Noted.
Herts C.C. Waste & Minerals	Requests a Site Waste Management Plan to minimise waste generation and maximise the on-site and off-site reuse and recycling of waste materials.	Noted.
Thames Water	No objection. The scale of the proposal development would not materially affect the sewer network.	
Hertfordshire Constabulary	The application is supported.	Noted.

7.3 Interested parties

Letters were sent to 25 properties in the surrounding area. A notice was posted outside the site and a notice published in the Watford Observer on 13 January 2023. No responses were received.

8. Recommendation

That planning permission be granted subject to the conditions listed below:

Conditions

1. Time Limit

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. Approved Drawings and Documents

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

22044GA-10-001; 22044GA-10-003; 22044GA-10-004; 22044GA_D_001E; 22044GA_D_002D; 22044GA_D_003B; 22044GA_D_004B; 22044GA_D_006C; 22044GA_D_007C; 22044GA_D_008C; 22044GA_D_010C; 22044GA-D-022B; EQT W 100.22 SL-01.

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

3. Surface Water Drainage

No development shall commence until a final detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the drainage scheme has been implemented in accordance with the approved details.

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

4. Surface Water Management Plan

Upon completion of the drainage works for the site, a management and maintenance plan for the SuDS features and drainage network shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

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

The development shall be maintained in accordance with the approved management and maintenance plan.

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

5. Environment Agency – Remediation

The development hereby approved shall be carried out in accordance with the approved remediation strategy set out in the Supplementary Geo-Environmental Assessment and Outline Remediation Strategy Prepared by Brownfield Solutions Ltd Ref. SMS/C5188/11479 Rev A December 2022.

Reason: To ensure that the site does not pose any further risk to human health or the water environment.

6. Environment Agency – Verification Report

Prior to any part of the permitted development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be 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: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete.

7. Environment Agency – Monitoring and Maintenance

The development hereby permitted shall not commence until a 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 ensure 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.

8. Environment Agency – Unsuspected Contamination

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: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution from previously unidentified contamination sources at the development site.

9. Environment Agency – Piling

Piling, deep foundations or other intrusive groundworks (investigation boreholes/tunnel shafts/ground source heating and cooling systems) using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed Piling, deep foundations, or other intrusive groundworks (investigation boreholes/tunnel shafts/ground source heating and cooling systems) does not harm groundwater resources in line with paragraph 174(E) of the National Planning Policy Framework and your local plan policy SE28 Groundwater Quality.

10. Environment Agency – Boreholes

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 4 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 scheme as approved shall be implemented prior to the occupation of any part of the permitted development.

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 174(E) of the National Planning Policy Framework and your local plan policy SE28 Groundwater Quality.

11. Hard and Soft Landscaping

Prior to the first occupation of the development hereby approved, full details of both hard and soft landscaping works, including:

- trees and soft landscaping to be planted (including location, species, density and planting size),
- a detailed scheme of ecological enhancements demonstrating a minimum 10% enhancement to biodiversity,
- details of any changes to ground levels around the building,
- materials for all pathways, all hard surfacing and amenity areas/paving, and,
- boundary treatments,

shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme, with the exception of the planting, shall be completed prior to any occupation of the development. The proposed planting shall be completed not later than the first available planting and seeding season after completion of the development. Any new trees or plants which within a period of five years, 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 to ensure that enhancements to biodiversity are provided in accordance with paragraphs 8c), 174d) and 180d) of the National Planning Policy Framework and Policy NE9.1 of the Local Plan.

12. External Lighting

Prior to the first occupation of the development hereby approved, full details of an external lighting scheme (including location, design, illuminance levels, and illuminance contour plans) shall be submitted to and approved in writing by the Local Planning Authority. The external lighting scheme shall have input from a competent ecologist. No external lighting shall be installed on the site other than that shown on the approved lighting scheme.

Reason: The western aspect of the site may support commuting bats due to the linear tree line. In accordance with Policy NE9.8 of the Local Plan, a sensitive lighting scheme is therefore necessary to ensure that the proposal would not cause harm to bats, which is a protected species.

13. Plant

Prior to the first occupation of the development hereby approved, details of all new external plant or machinery shall be submitted to and approved in writing by the Local Planning Authority. In respect of any plant that emits sound, details shall include appropriate noise assessments carried out in accordance with BS4142 and undertaken by appropriately qualified technical consultants. The noise assessment shall include details of any necessary mitigation, which shall be installed prior to the plant being brought into operation.

Reason: To prevent noise disturbance and in the interests of the amenity of the area, in accordance with Policy CC8.5 of the Local Plan.

14. Access/parking layout

Prior to the first occupation of the development hereby approved, the vehicular access and on-site parking layout shall be implemented in accordance with the approved plans. The vehicular access and parking layout shall be retained at all times thereafter.

Reason: To ensure that satisfactory access and parking arrangements are provided in the interests of highway safety.

15. Electric vehicle charging

Prior to the first occupation of the development hereby approved, active electric vehicle charging points for 4 parking spaces and passive infrastructure for the remaining 7 spaces shall be provided. The electric charging infrastructure shall be retained at all times thereafter.

Reason: To ensure that the proposed development achieves high levels of sustainability, in accordance with Policy ST11.5 of the Local Plan.

16. Cycle parking

Prior to the first occupation of the development hereby approved, cycle storage for 30 cycles shall be provided in accordance with the approved plans. The cycle storage facilities shall be retained at all times thereafter.

Reason: To ensure that the proposed development encourages a modal shift towards sustainable transport patterns, in accordance with Policy ST11.4 of the Local Plan.

17. BREEAM Certificate

Within 6 months of the date of completion of the development hereby approved, a certificate to certify that the BREEAM Excellent standard has been achieved in accordance with the BREEAM pre-assessment set out in the Energy and Sustainability Statement prepared by Atelier Ten Ref. 6986 dated 24 November 2022 shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure high quality and sustainable construction methods, in accordance with Policy CC8.2 of the Watford Local Plan 2021-2038.

18. Materials

The external surfaces of the development hereby approved shall be finished in the materials specified on the approved drawings, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual appearance of the building and the character and appearance of the area, in accordance with Policies QD6.2 and QD6.4 of the Local Plan.

Informatives

1. IN907 – Positive and proactive statement
2. IN910 – Building Regulations
3. IN911 – Party Wall Act