

## **DEVELOPMENT MANAGEMENT COMMITTEE**

**5 SEPTEMBER 2018**

Present: Councillor P Jeffree (Chair)  
Councillor S Johnson (Vice-Chair)  
Councillors N Bell, R Laird, M Mills, I Sharpe, R Smith, M Watkin  
and T Williams

Also present: Councillor Imran Hamid, Councillor Asif Khan and Councillor  
Maggie Parker

Officers: Deputy Managing Director and Director of Place Shaping and  
Corporate Performance  
Development Management Section Head  
Development Management Team Leader  
Development Management Team Leader  
Principal Planning Officer  
Committee and Scrutiny Support Officer

### **22 APOLOGIES FOR ABSENCE/COMMITTEE MEMBERSHIP**

There were no apologies for absence.

### **23 DISCLOSURE OF INTERESTS**

Councillor Sharpe advised that although he lived in Oxhey, relatively close to the location of two applications on the agenda (18/00323/FULM and 18/00684/COU), he did not consider that either application would impact on his own property and he did not therefore have an interest to disclose to the committee.

Councillor Bell advised that he had visited the site for application 18/00473/FUL and had spoken to neighbours, however he had not expressed an opinion on the application.

### **24 MINUTES**

The minutes of the meeting held on 25 July 2018 were submitted and signed.

### **25 18/00323/FULM 8 OXHEY ROAD**

The committee received the report of the Head of Development Management, including the relevant planning history of the site and details of the responses to the application.

The Principal Planning Officer introduced the report explaining that the application proposed the demolition of the existing dwelling and outbuildings and its redevelopment into ten apartments with associated car parking, landscaping improvements, new accesses onto Oxhey Road and Hollybush Close and other associated external alterations. The amended plans and description had reduced the number of proposed dwellings from 12 to ten.

Attention was drawn to the update sheet, which included information on an additional letter of objection.

The Chair invited Ray Glover, a local resident, to speak in opposition to the application. Mr Glover explained the detrimental impact of the proposed development on residents in Hollybush Close, particularly in regard to parking and flooding risk. He suggested that a redevelopment of the property would have been more appropriate both in terms of the environmental impacts and maintaining the character and appearance of the area.

Mr Glover questioned the accuracy of some of the drawings and the chartered surveyors' report. He also sought reassurance that the development would be carried out in accordance with the application.

In response to a query from the Chair, the Principal Planning Officer advised that a sustainability report had been required from the applicant. Any planning consent would also require development works to be carried out in accordance with the revised energy and sustainability statement. It was noted that the viability assessment had not been redone following the reduction in the number of units.

The Chair invited Peter Jeffery, the agent, to speak for the application. Mr Jeffery observed that the development would deliver additional high quality housing in the borough. He noted that the council could not demonstrate a five year supply of deliverable housing sites, which required paragraph 11(d) of the revised NPPR (2018) to be applied. This was a brownfield site in a sustainable location close to local amenities.

Mr Jeffery observed that the area incorporated a wide range of architectural styles and the contemporary design had been drawn up in consultation with officers to reflect the local character. The result was a fully policy compliant scheme, which was supported by officers and the statutory consultees.

The Chair invited Oxhey Ward Councillor Maggie Parker to speak to the committee. Councillor Parker reiterated residents' concerns about the loss of the existing property in terms of its impact on the local street scene and on the environment. She suggested that the design of the flats would be out of keeping with the area, which needed family homes. Residents were also concerned about the potential for overflow parking on surrounding streets and the likely additional congestion on local roads.

Before seeking comments from the committee, the Chair made some observations on the design.

Members of the committee acknowledged residents' concerns about the loss of the sizeable family home and the impact that this would have on the local street scene. The design, whilst unexceptional, was considered broadly acceptable and was policy compliant. Some members expressed disappointment at the lack of affordable housing, which was widely needed across the borough.

The committee recognised the potential for additional parking and road pressures on local streets, particularly at peak times, but these did not provide grounds for refusal.

The Chair moved the officer's recommendation.

RESOLVED –

that planning permission be granted subject to the following 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.
2. The development hereby permitted shall be carried out in accordance with the following approved drawings:

PL\_001; PL\_002 Rev 01; PL\_010; PL\_011; PL\_012; PL\_020; PL\_021;  
PL\_022; PL\_023; PL\_024; PL\_025; PL\_026; PL\_027; PL\_050\_180611;  
PL\_051\_180611; PL\_100\_180611; PL\_101\_180611; PL\_102\_180611;  
PL\_110\_180611; PL\_200\_180611; PL\_200\_180527; PL\_301\_270611;  
PL\_302\_180611; PL\_303\_180611; PL\_304\_180611; PL\_310\_180611;  
PL\_401\_180611; PL\_402\_180611; PL\_403\_180611; and PL\_501\_180611.

3. No development (other than demolition) shall commence until details of the existing and proposed ground levels and the finished ground floor level of the building hereby approved have been submitted to and

approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

4. No development (other than demolition) shall commence until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. The proposed development and arboricultural works shall be carried out in accordance with the approved details.
5. 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 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.
6. No construction works above damp proof course level shall commence until detailed drawings of the window and door reveals, brick detailing, zinc cladding 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.
7. No construction works above damp course level shall commence until a detailed surface water drainage scheme for the site, based on the approved surface water drainage assessment carried out by Elliott Wood Partnership Ltd job number 2180096, dated June 2018, has been submitted to and approved in writing by the local planning authority. The scheme shall include:
  1. Final, detailed drainage plan including the location and size of all SUDS features, pipe runs and discharge points with all invert and outlet levels.
  2. Detailed engineered drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including and connecting pipe runs.
  3. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

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

8. No construction works above damp proof course level shall commence until a revised Energy & Sustainability Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
9. No construction works above damp proof course level shall commence until a scheme for active and passive electric charging points for on-site vehicles has been submitted to and approved in writing by the Local Planning Authority. The electric charging infrastructure and charging points shall be installed in accordance with the approved scheme prior to the first occupation of the development.
10. No part of the development shall be occupied until full details of a hard and soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority and the approved hard landscaping has been laid out in accordance with the approved details. 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.
11. No part of the development shall be occupied until details of the siting, size and design of refuse and recycling storage facilities have been submitted to and approved in writing by the Local Planning Authority and the storage facilities have been installed in accordance with the approved details. The storage facilities shall be retained at all times thereafter.
12. No part of the development shall be occupied until the new vehicular accesses onto Oxhey Road and Hollybush Close and on-site parking spaces have been laid out in accordance with the approved plans (or any subsequent plans submitted to and approved in writing by the Local Planning Authority).
13. No part of the development shall be occupied until the existing vehicular access from Oxhey Road has been stopped up by raising the existing dropped kerb and re-instating the footway and highway boundary to the same line, level and detail as the adjoining footway, verge and highway boundary as shown on the approved plans.
14. No part of the development shall be occupied until details of the 'non-vision vent panels' in the north-western facing side wall of the proposed

development (facing No. 6A Oxhey Road), as shown on drawing No. PL\_304\_180611, have been submitted to and approved in writing by the Local Planning Authority. The 'non-vision vent panels' in the north-western facing wide wall shall be installed and operated in accordance with the approved details and shall be retained at all times thereafter.

15. No part of the flat roof outside the front roof terrace shown on drawing No. PL\_102\_180611 shall be used as a terrace, balcony or outdoor amenity area.

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

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

If nobody assumes liability to pay the levy this will default to the land owner. A Liability Notice will be issued in due course.

Failure to adhere to the Regulations and commencing work without notifying the Council could forfeit any rights you have to appeal or pay in instalments and may also incur fines/surcharges.

3. All new units 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](mailto: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. This permission does not remove the need to obtain any separate consent, which may be required under the Buildings Act 1984 or other building control legislation. Nor does it override any private rights which any person may have relating to the land affected by this decision.

To find out more information and for advice as to whether a Building Regulations application will be required please visit [www.watfordbuildingcontrol.com](http://www.watfordbuildingcontrol.com).

5. This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under, above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc Act 1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters. A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government at [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/393927/Party\\_Wall\\_etc\\_\\_Act\\_1996\\_-\\_Explanatory\\_Booklet.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/393927/Party_Wall_etc__Act_1996_-_Explanatory_Booklet.pdf)
6. Construction standards for new/amended vehicle access: Where works are required within the public highway to facilitate the new or amended vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on the applicant's behalf. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx> or by telephoning 0300 1234047.
7. Storage of materials: 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 <https://www.hertfordshire.gov.uk/services/highways-roads-and->

pavements/business-and-developer-information/business-licences/business-licences.aspx or by telephoning 0300 1234047.

8. Obstruction of public highway land: 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 <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.
9. Road Deposits: 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 <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.
10. You are advised of the need to comply with the provisions of The Control of Pollution Act 1974, The Health and 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/neighbor\\_complaints\\_%E2%80%93\\_construction\\_noise](https://www.watford.gov.uk/info/20010/your_environment/188/neighbor_complaints_%E2%80%93_construction_noise)

26

### **18/00684/COU 56 KINGSFIELD ROAD**

The committee received the report of the Head of Development Management, including the relevant planning history of the site and details of the responses to the application.

The Principal Planning Officer introduced the report explaining that the application was for a change of use from a six to 11 person House in Multiple Occupation (HMO). This involved minor internal alterations to provide a kitchen on the first floor. No external alterations were proposed.

The Chair invited Reeta Ram, the applicant, to speak to the committee. Ms Ram outlined the significant community benefit of the proposed development to provide a range of supported living, including for the partners of those needing care. To date referrals had been received from Harrow Council and Ms Ram hoped that local residents might also make use of the facility in the future. Ms Ram noted that whilst people were wary of HMOs, no complaints about noise or disturbance had been recorded.

The Chair invited comments from the committee.

Committee members observed that there was a degree of public apprehension around HMOs. However, at various locations around the town HMOs provided an important facility to those unable to buy. It was suggested that the applicant work with neighbouring residents to reassure them about the impact of their operations on surrounding properties.

The Chair moved the officer's recommendation

RESOLVED –

that planning permission be granted subject to the following 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.
2. The development shall be carried out in accordance with the following drawings, unless otherwise approved in writing by the Local Planning

Authority. The following drawings are hereby approved: 18/002/56KF and 18/201/56KF Rev C.

3. Within 3 calendar months of the date of this permission details of refuse and recycling storage and secure and weatherproof cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority and the storage facilities shall be installed in accordance with the approved details. The storage facilities shall be retained at all times thereafter.

#### 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 2010, as amended.

2. This permission does not remove the need to obtain any separate consent, which may be required under the Buildings Act 1984 or other building control legislation. Nor does it override any private rights which any person may have relating to the land affected by this decision.

To find out more information and for advice as to whether a Building Regulations application will be required please visit [www.watfordbuildingcontrol.com](http://www.watfordbuildingcontrol.com).

3. This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under, above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc Act 1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters. A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government at [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/393927/Party\\_Wall\\_etc\\_\\_Act\\_1996\\_-\\_Explanatory\\_Booklet.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/393927/Party_Wall_etc__Act_1996_-_Explanatory_Booklet.pdf)
4. You are advised of the need to comply with the provisions of The Control of Pollution Act 1974, The Health and 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/neighbor\\_complaints\\_%E2%80%93\\_construction\\_noise](https://www.watford.gov.uk/info/20010/your_environment/188/neighbor_complaints_%E2%80%93_construction_noise)

5. The planning officer's full report gives more detail than is to be found in the Decision Notice. The full report can be obtained from the Council's website [www.watford.gov.uk/planning](http://www.watford.gov.uk/planning), or on request from the Place Shaping and Corporate Performance service.

27

### **18/00473/FUL 39 MIDDLE OPE**

The committee received the report of the Head of Development Management, including the relevant planning history of the site and details of the responses to the application.

The Development Management Team Leader (HN) introduced the report, explaining that the application was for the erection of a two storey side extension and a single storey rear extension.

The Chair invited Helen Murray, a local resident, to speak against the application. Ms Murray declined to speak, however her father raised concerns on her behalf about the actual level of parking provision included in the application and the accessibility of those spaces.

In a clarification by the officers, it was confirmed that whilst three parking spaces were included on the plans, in reality this would require some manoeuvring on and off the driveway to accommodate three vehicles simultaneously.

The Chair invited Antony Okoluko, on behalf of the applicant, to speak for the application. Mr Okoluko outlined the dialogue undertaken with officers to agree an acceptable proposal. As a consequence of these discussions, a number of

significant design changes had been made in order to mitigate any adverse impacts on neighbouring properties. The result was an efficient use of land, which maximised the variety of accommodation in the local area.

The Chair invited comments from the committee.

Members considered that although the proposed single storey rear extension was large, it was currently allowed under permitted development rights. It was hoped that the trees along the rear boundary of the site would be retained since they offered some visual amenity to neighbouring properties.

The committee noted the parking concerns of neighbours and sought assurance from officers that their privacy and outlook would not be impaired by the proposed extension.

The Chair moved the officer's recommendation.

RESOLVED –

that planning permission be granted subject to the following 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.
2. All the external surfaces of the development shall be finished in materials to match the colour, texture and style of the existing building. Details of any alternative materials shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and the development shall only be carried out in accordance with any alternative details approved by this Condition.
3. The development shall be carried out in accordance with the following drawings:

011117 – PL 200– Ordinance Survey  
011117 – PL 201– Existing Floor Plans  
011117 – PL 202– Existing Roof Plan  
011117 – PL 203– Existing Front + Rear Elevations  
011117 – PL 204– Existing North West Elevation  
011117 – PL 205– Existing South East Elevation  
011117 – PL 301– Proposed Floor Plans  
011117 – PL 302– Proposed Roof Plan  
011117 – PL 303– Proposed Front + Rear Elevations  
011117 – PL 304– Proposed North West Elevation

## 011117 – PL 305– Proposed South East Elevation

Unless otherwise agreed in writing by the Local Planning Authority.

4. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any modification or re-enactment thereof), no window on the flank elevation of the extension hereby approved shall be installed without the prior written permission of the Local Planning Authority.
5. The proposed bedroom window to the front elevation at the first floor level hereby approved shall be fixed with obscured glazing to the height of 1.7m from the finished floor level.
6. No development on site shall commence until the details of all below ground services and cabling (electricity, gas, telephone, foul water, surface water, etc), including any temporary connections for site huts showing depth, width and routing of all trenches have been submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. Any alterations to the approved layout during construction, that falls within 6m of any retained tree shall be notified to and approved by the Local Planning Authority in writing before any excavation is made.
7. No development on site shall commence until the details and method statement in respect of ground protection measures within the root protection zones of the two trees along the boundaries of the site are have been submitted to and approved in writing by the Local Planning Authority. This should also include a method statement if the existing concrete surfacing is to be used as part of the tree protection measures and also to provide information with regard to the removal of concrete from the root protection zone of the trees.

### 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 2010, as amended.
2. This permission does not remove the need to obtain any separate consent, which may be required under the Buildings Act 1984 or other

building control legislation. Nor does it override any private rights which any person may have relating to the land affected by this decision. To find out more information and for advice as to whether a Building Regulations application will be required please visit [www.watfordbuildingcontrol.com](http://www.watfordbuildingcontrol.com).

3. This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under, above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc Act 1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters. A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government at [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/393927/Party\\_Wall\\_etc\\_\\_Act\\_1996\\_-\\_Explanatory\\_Booklet.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/393927/Party_Wall_etc__Act_1996_-_Explanatory_Booklet.pdf)
4. You are advised of the need to comply with the provisions of The Control of Pollution Act 1974, The Health and 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/neighbor\\_complaints\\_%E2%80%93\\_construction\\_noise](https://www.watford.gov.uk/info/20010/your_environment/188/neighbor_complaints_%E2%80%93_construction_noise)

5. The planning officer's full report gives more detail than is to be found in the Decision Notice. The full report can be obtained from the Council's website [www.watford.gov.uk/planning](http://www.watford.gov.uk/planning) , or on request from the Regeneration and Development Department.

The committee received the report of the Head of Development Management, including the relevant planning history of the site and details of the responses to the application.

The Development Management Team Leader (PB) introduced the report, explaining that the application was for the demolition of the existing building (Town and Country Club) and the construction of a four storey building comprising 39 dwellings (one and two bedroom flats) with 12 car parking spaces, cycle store, bin store and amenity space. All units would be affordable housing.

It was noted that members of the committee had visited the application site prior to the meeting.

Although there were some reservations about the design of the proposed scheme, committee members welcomed the application which provided much needed affordable housing. Members of the committee expressed regret that this comprised only affordable rent and shared ownership accommodation, with no social rent provision.

The Chair moved the officer's recommendation subject to completion of a section 106 agreement.

RESOLVED –

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) To secure 39 flats as affordable housing comprising 23 flats (7 x 1 bed and 16 x 2 bed) for affordable rent and 16 flats (16 x 2 bed) for low cost home ownership.
- 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.

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

5149-TFP-ZZ-ZZ-DR-A-2007/SO/P01  
5149-TFP-ZZ-ZZ-DR-A-2003/SO/P010  
5149-TFP-ZZ-ZZ-DR-A-2009/SO/P07  
5149-TFP-ZZ-ZZ-DR-A-2008/SO/P08  
5149-TFP-ZZ-ZZ-DR-A-2006/SO/P010  
5149-TFP-ZZ-ZZ-DR-A-2010/SO/P09  
5149-TFP-ZZ-ZZ-DR-A-2011/SO/P08

3. No demolition or construction works shall commence until the tree protection measures detailed in Section 4 and the Draft Tree Constraints Plan of the Arboricultural Impact Assessment by Middlemarch Environmental (Report No. RT-MME-127193-02, dated April 2018) have been implemented in full, unless otherwise agreed in writing by the Local Planning Authority. These measures shall be retained at all times during demolition and construction works.

4. 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 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.

5. No construction works above damp proof course level shall commence until detailed drawings of the window and door reveals and brick detailing 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.

6. The development permitted by this planning permission shall be carried out in accordance with the approved surface water drainage assessment carried out by Thomasons Ltd (reference C12600, dated May 2018):

1. Limiting the surface water run-off generated by the critical storm events so that it will not exceed the surface water run-off rate of 5 l/s during the 1 in 100 year event plus 40% of climate change event.



2. Providing storage 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 providing a minimum of 115 m<sup>3</sup> (or such storage volume agreed with the LLFA) of total storage volume in four underground tanks.
3. Discharge of surface water from the private drain into the Thames Water surface water sewer network.

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.

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

The scheme should include:

1. Detailed modelling for the proposed drainage strategy to include the modelling for the 1 in 1 year event, the 1 in 30 year event and the 1 in 100 year rainfall event including 40% for climate change allowance.
  2. Detailed engineered drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
  3. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.
8. No construction works above damp proof course level shall commence until a scheme for active and passive electric charging points for on-site vehicles has been submitted to and approved in writing by the Local Planning Authority. The electric charging infrastructure and charging points shall be installed in accordance with the approved scheme prior to the first occupation of the development.

9. No part of the development shall be occupied until full details of a hard and soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority and the approved hard landscaping has been laid out in accordance with the approved details. 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.
10. No part of the development shall be occupied until the refuse and recycling stores and cycle stores to serve the dwellings, as shown on the approved drawings, have been constructed and made available for use. These facilities shall be retained as approved at all times and shall be used for no other purpose.
11. No part of the development shall be occupied until the existing vehicle crossover at the northern end of the Rosslyn Road frontage has been removed and the footpath has been reinstated.
12. No dwelling shall be occupied in the respective blocks until details of a communal terrestrial television aerial(s) and satellite dish(es) for the block have been submitted to and approved in writing by the Local Planning Authority.
13. For the avoidance of doubt, no communications development permitted by Classes A, B or C of Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) shall be undertaken on any of the buildings hereby approved.

#### Informatives

1. You are advised of the need to comply with the provisions of The Control of Pollution Act 1974, The Health & Safety at Work Act 1974, The Clean Air Act 1993 and The Environmental Protection Act 1990.

In order to minimise impact of noise, any works associated with the development which are audible at the site boundary should be restricted to the following hours:

- Monday to Friday 8am to 6pm

- Saturdays 8am to 1pm
- Noisy work is prohibited on Sundays and bank holidays

Instructions should be given to ensure that vehicles and plant entering and leaving the site comply with the stated hours of work.

Further details for both the applicant and those potentially affected by construction noise can be found on the Council's website at:  
[https://www.watford.gov.uk/info/20010/your\\_environment/188/neighbor\\_complaints\\_%E2%80%93\\_construction\\_noise](https://www.watford.gov.uk/info/20010/your_environment/188/neighbor_complaints_%E2%80%93_construction_noise) .

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

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

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

3. This planning permission is accompanied by a unilateral undertaking under Section 106 of the Town and Country Planning Act 1990 to secure 24 flats as affordable housing, the exclusion of the development from the local controlled parking zone, the necessary fire hydrants to serve the development, a monitoring fee for the Travel Plan and a parking space for a car club vehicle.
4. All new developments granted planning permission and to be constructed require naming or numbering under the Public Health Act 1925. You must contact Watford Borough Council Street Naming and Numbering department as early as possible prior to commencement on [streetnamenumbers@watford.gov.uk](mailto:streetnamenumbers@watford.gov.uk) or 01923 278458. A numbering notification will be issued by the council, following which Royal Mail will assign a postcode which will make up the official address. It is also the responsibility of the developer to inform Street Naming and Numbering when properties are ready for occupancy.

5. In dealing with this application, Watford Borough Council has considered the proposal in a positive and proactive manner having regard to the policies of the development plan as well as paragraphs 186 and 187 of the National Planning Policy Framework and other material considerations, and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010, as amended. The Council entered into extensive pre-application discussions with the applicant.
6. All works required to be undertaken on the highway network will require an Agreement with the Highway Authority. Before commencing the development the applicant shall contact HCC Highways Development Management, County Hall, Pegs Lane, Hertford, SG13 8DN to obtain their permission and requirements. This is to ensure any work undertaken in the highway is constructed in accordance with the Highway Authority's specification and by a contractor who is authorised to work in the public highway.

29

**18/00978/VAR 149A, 149B AND LAND TO THE REAR OF 149 ST ALBANS ROAD**

The committee received the report of the Head of Development Management, including the relevant planning history of the site and details of the responses to the application.

The Development Management Team Leader (PB) introduced the report explaining that the application involved a variation of Condition 2 for alterations to the design and massing of Block B (to accommodate the 3 metre buffer zone around a Thames Water sewer) pursuant to planning permission 18/00542/FULM.

There were no speakers. The Chair invited comments from the committee.

Members expressed frustration that this application had returned to the committee as a result of a late requirement by Thames Water after previous consent had been given by the company. However, the resultant amendments to the design were welcomed as an improvement to the southern and western elevations of Block B.

The Chair moved the officer's recommendation subject to the successful completion of a section 106 agreement.

RESOLVED –

that, pursuant to a planning obligation under section 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) To secure the affordable housing units in Building C comprising 6 units for social rent (3 x 2 bed and 3 x 3 bed), 22 units for affordable rent (5 x 1 bed, 11 x 2 bed and 6 x 3 bed) and 4 units for intermediate tenures (1 x 1 bed and 3 x 2 bed).
- ii) To secure an agreement with a car-club operator to provide car clubs operating on the site for at least three years from the first occupation of the development. The agreement is to include free car club membership for 3 years for residents of the development and a £50 drive credit for each resident.
- iii) A financial contribution of £2,000 towards the amendment of the local Traffic Regulation Order in the streets to the south of the site, and also in Bedford Street, to exclude the residents of the development from entitlement to residents' permits to park in those Controlled Parking Zones.
- iv) A financial contribution of £45,000 towards 2 public consultations (one to be held during construction of the development and the other to be held after occupation of the development) into a proposal to introduce a new Controlled Parking Zone to the north of the site; and, in the event that the public response is favourable, towards the implementation of such a Controlled Parking Zone. In the event that the public responses are both negative the developer will be entitled to a 10% rebate.
- v) The provision of such fire hydrants as may be required by Hertfordshire Fire Service to serve the proposed development.
- vi) A financial contribution towards the planting of street trees outside the site on St Albans Road, subject to the agreement of Hertfordshire County Council (the Highway Authority) and subject to the locations not conflicting with immovable subterranean services. The contribution to be £1,000 per tree, up to a maximum of £4,000 in total.
- vii) A financial contribution of £10,000 towards the installation of LED lighting in the neighbouring public pedestrian underpass beneath St Albans Road, to improve public safety and amenity.

- viii) A financial contribution of £6,000 to Hertfordshire County Council for monitoring of the Travel Plan for the site.

#### Conditions

1. The development to which this permission relates shall be begun before 4th July 2021.
2. The development shall be carried out in accordance with the following drawings, unless otherwise approved in writing by the Local Planning Authority:

Drawing L/S/001/17157/PGA01 PL02 by BBUK  
Drawing L/S/002/17157/PGA02 PL01 by BBUK  
Drawing L/S/003/17157/PH03 PL02 by BBUK  
Drawing L/S/004/17157/PH04 PL01 by BBUK  
Drawing L/S/005/17157/PP05 PL02 by BBUK  
Drawing L/S/006/17157/PP06 PL01 by BBUK  
Drawing L/S/007/17157/PTR07 PL01 by BBUK  
Drawing L/DE/401/17157/D01 PL01 by BBUK  
Landscape Statement L/RPT/17157/LS PL01 by BBUK  
Drawing 1624-LS-S-XX-DR-A-000-P1 by Lynas Smith  
Drawing 1624-LS-S-XX-DR-A-001-P2 by Lynas Smith  
Drawing 1624-LS-S-LG-DR-A-1100-P3 by Lynas Smith  
Drawing 1624-LS-S-00-DR-A-1100-P3 by Lynas Smith  
Drawing 1624-LS-S-05-DR-A-1100-P3 by Lynas Smith  
Drawing 1624-LS-S-10-DR-A-1100-P3 by Lynas Smith  
Drawing 1624-LS-S-20-DR-A-1100-P2 by Lynas Smith  
Drawing 1624-LS-S-30-DR-A-1100-P2 by Lynas Smith  
Drawing 1624-LS-S-40-DR-A-1100-P2 by Lynas Smith  
Drawing 1624-LS-S-50-DR-A-1100-P2 by Lynas Smith  
Drawing 1624-LS-S-60-DR-A-1100-P2 by Lynas Smith  
Drawing 1624-LS-S-70-DR-A-1100-P2 by Lynas Smith  
Drawing 1624-LS-S-80-DR-A-1100-P2 by Lynas Smith  
Drawing 1624-LS-S-90-DR-A-1100-P2 by Lynas Smith  
Drawing 1624-LS-S-100-DR-A-1100-P2 by Lynas Smith  
Drawing 1624-LS-S-RP-DR-A-1100-P2 by Lynas Smith  
Drawing 1624-LS-S-XX-DR-A-1200-P1 by Lynas Smith  
Drawing 1624-LS-S-XX-DR-A-1201-P1 by Lynas Smith  
Drawing 1624-LS-S-XX-DR-A-1202-P1 by Lynas Smith  
Drawing 1624-LS-S-XX-DR-A-1300-P2 by Lynas Smith  
Drawing 1624-LS-S-XX-DR-A-1301-P2 by Lynas Smith  
Drawing 1624-LS-S-XX-DR-A-1302-P2 by Lynas Smith  
Drawing 1624-LS-A-XX-DR-A-1500-P2 by Lynas Smith

Drawing 1624-LS-A-XX-DR-A-1501-P2 by Lynas Smith  
Drawing 1624-LS-A-XX-DR-A-1502-P1 by Lynas Smith  
Drawing 1624-LS-A-XX-DR-A-1503-P1 by Lynas Smith  
Drawing 1624-LS-A-XX-DR-A-1504-P1 by Lynas Smith  
Drawing 1624-LS-A-XX-DR-A-1505-P1 by Lynas Smith  
Drawing 1624-LS-A-XX-DR-A-1506-P1 by Lynas Smith  
Drawing 1624-LS-B-XX-DR-A-1500-P3 by Lynas Smith  
Drawing 1624-LS-B-XX-DR-A-1501-P3 by Lynas Smith  
Drawing 1624-LS-B-XX-DR-A-1502-P2 by Lynas Smith  
Drawing 1624-LS-B-XX-DR-A-1503-P2 by Lynas Smith  
Drawing 1624-LS-B-XX-DR-A-1504-P2 by Lynas Smith  
Drawing 1624-LS-C-XX-DR-A-1500-P1 by Lynas Smith  
Drawing 1624-LS-C-XX-DR-A-1501-P1 by Lynas Smith  
Drawing 1624-LS-C-XX-DR-A-1502-P1 by Lynas Smith  
Drawing 1624-LS-D-XX-DR-A-1500-P1 by Lynas Smith  
Drawing 1624-LS-D-XX-DR-A-1501-P1 by Lynas Smith  
Drawing 1624-LS-A-XX-DR-A-1800-P1 by Lynas Smith  
Drawing 1624-LS-A-XX-DR-A-1801-P1 by Lynas Smith  
Drawing 1624-LS-A-XX-DR-A-1802-P1 by Lynas Smith  
Drawing 1624-LS-B-XX-DR-A-1800-P2 by Lynas Smith  
Drawing 1624-LS-B-XX-DR-A-1801-P2 by Lynas Smith  
Drawing 1624-LS-B-XX-DR-A-1802-P2 by Lynas Smith  
Drawing 1624-LS-B-XX-DR-A-1803-P2 by Lynas Smith  
Drawing 1624-LS-C-XX-DR-A-1800-P1 by Lynas Smith  
Drawing 1624-LS-C-XX-DR-A-1801-P1 by Lynas Smith  
Drawing 1624-LS-D-XX-DR-A-1800-P1 by Lynas Smith  
Schedule 1624-LS-S-XX-SH-A-501-P2 by Lynas Smith  
Schedule 1624-LS-S-XX-SH-A-504-P1 by Lynas Smith  
Schedule 1624-LS-S-XX-SH-A-505-P1 by Lynas Smith  
Schedule 1624-LS-S-XX-SH-A-506-P1 by Lynas Smith

3. No development shall commence (unless such other date or stage in development as may be agreed in writing with the Local Planning Authority), until the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
- 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

- 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. This should include an assessment of the potential risks to: human health, property (existing or proposed) including buildings and service lines and pipes, adjoining land, ground waters and surface waters, and ecological systems.
  - iii) The site investigation results and the detailed risk assessment (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 (iii) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local Planning Authority. The scheme shall be implemented as approved.

The above must be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

4. No construction works shall commence until a verification report demonstrating completion of the works set out in the approved remediation strategy (see Condition 3 above) 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.
5. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition 3, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 3, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be



submitted to and approved in writing by the Local Planning Authority in accordance with Condition 4.

6. The development permitted by this planning permission shall be carried out in accordance with the approved Drainage Strategy and SuDS Statement (Job Number 2170485, Revision P4, dated 27/04/2018) prepared by Elliottwood, and the following mitigation measures detailed within the drainage strategy:
  - i) Providing attenuation to ensure no increase in surface water runoff 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 Water surface water sewer including SuDS features as indicated on drawing No. 2170485-EW-00-L00-DR-C-1002 Rev.P3 – Proposed Below Ground Drainage Strategy – Northern Site, drawing No. 2170485-EW-00-L00-DR-C-1000 Rev.P5 – Proposed Below Ground Drainage Strategy – Main Site Sheet 1 of 2 and No. 2170485-EW-00-L00-DR-C-1001 Rev.P3 – Proposed Below Ground Drainage Strategy – Main Site Sheet 2 of 2.
  - iii) Limiting surface water discharge off the site at a maximum allowable rate of 5.0 l/s for the 1 in 100 year plus 40% for climate change event.

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.

7. No development shall take place above the level of the damp-courses until the final design of the drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
  - i) 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.
8. No construction work shall take place above the level of the damp-course until full details of the external materials, together with detailed 1:20 vignette drawings of the full height elevation and sections of part of each of the main elevations, for the new buildings shall have been submitted to and approved in writing by the Local Planning Authority.

9. No construction work shall take place above the level of the damp-course until a noise mitigation scheme for each of the residential dwellings, based upon the recommendations of the Noise Exposure Assessment (Report 12653-NEA-01 RevB dated 20 April 2018) by Clement Acoustics, 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, acoustic ventilators and mechanical ventilation systems. 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.
10. No occupation of any dwelling or commercial unit forming part of the development shall take place (unless otherwise agreed in writing by the Local Planning Authority as part of a phasing of the development) until the existing vehicular access on St Albans Road has been upgraded, and all other pedestrian accesses in to the development site have been provided, as indicated in principle on the approved drawings.
11. No part of the development shall be occupied until a detailed Travel Plan for the development, based upon the Hertfordshire County Council document 'Hertfordshire Green Travel Plan Guidance', has been submitted to and approved in writing by the Local Planning. The approved plan shall be implemented as approved at all times, unless otherwise agreed in writing by the Local Planning Authority.
12. No dwelling shall be occupied until a detailed landscaping scheme for all the land within the site (based upon the Landscape Statement by BBUK Landscape Architecture) has been submitted to and approved in writing by the Local Planning Authority. This shall include details of the roof garden on Building B and the children's play-space with its equipment. The approved landscaping scheme shall be carried out not later than the first available planting and seeding season after completion of development. Thereafter the landscaping and the children's play space shall be retained. 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 such other details as shall have been approved in writing by the Local Planning Authority.

13. The development shall not be occupied until the proposed car parking spaces (including those which are to serve car club vehicles) and the bicycle storage spaces (sufficient for a minimum of 146 cycles) have been provided as shown on the approved drawings. The 4 surface level parking spaces and at least 6 of the basement car parking spaces shall be reserved specifically for electrically powered car club vehicles, and they shall be equipped with active charging posts. Of the approved car parking spaces, at least 2 shall be reserved for the vehicles of residents or staff of the development who are registered disabled. No parking spaces shall be installed other than those that are shown on the approved plans, unless approved in writing by the Local Planning Authority.
14. The development shall not be occupied until the refuse stores to serve the development have been provided as shown on the approved drawings.
15. The development shall not be occupied until a dedicated office has been provided on the ground floor of Block B, as shown on the approved plans, or in such other location as has been agreed in writing by the Local Planning Authority, for a concierge service. No dwelling shall be occupied until the concierge service has been provided. The concierge service shall be retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.
16. No dwelling shall be occupied until details of a communal terrestrial television aerial(s) and satellite dish(es) for each building have been submitted to and approved in writing by the Local Planning Authority.
17. For the avoidance of doubt, no communications development permitted by Class B or Class C of Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 shall be undertaken on the building.
18. The ground floor commercial unit shall only be used for purposes within Classes A1, A2, B1(a), D1 and D2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purposes, unless otherwise approved in writing by the Local Planning Authority.
19. All plant and equipment shall only be sited within the designated plant rooms shown on the approved drawings. No plant or equipment shall be installed externally within the site or on the external facades of the buildings unless details have been submitted to and approved in writing by the Local Planning Authority. Details to be submitted for approval shall include siting, size, appearance and technical specifications relating to noise.

## 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.
2. This permission does not remove the need to obtain any separate consent, which may be required under the Buildings Act 1984 or other building control legislation. Nor does it override any private rights which any person may have relating to the land affected by this decision. To find more information and for advice as to whether a Building Regulations application will be required please visit [www.watfordbuildingcontrol.com](http://www.watfordbuildingcontrol.com).
3. This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under, above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc Act 1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters. A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government at [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/393927/Party\\_Wall\\_etc\\_\\_Act\\_1996\\_-\\_Explanatory\\_Booklet.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/393927/Party_Wall_etc__Act_1996_-_Explanatory_Booklet.pdf)
4. You are advised of the need to comply with the provisions of The Control of Pollution Act 1974, The Health and Safety at Work Act 1974, The Clean Air Act 1993 and The Environmental Protection Act 1990. In order to minimise impact of noise, any works associated with the development which are audible at the site boundary should be restricted to the following hours: Monday to Friday 8am to 6pm, Saturdays 8am to 1pm. Noisy work is prohibited on Sundays and bank holidays. Instructions should be given to ensure that vehicles and plant entering and leaving the site comply with the stated hours of work. Further details for both the applicant and those potentially affected by construction noise can be found on the Council's website at: [https://www.watford.gov.uk/info/20010/your\\_environment/188/neighbour\\_complaints\\_%E2%80%93\\_construction\\_noise](https://www.watford.gov.uk/info/20010/your_environment/188/neighbour_complaints_%E2%80%93_construction_noise)

5. This planning permission is accompanied by a planning obligation in the form of a Section 106 agreement, which is binding upon the owners and their successors in title.
6. The applicants are reminded that works affecting the public highway, including any alterations to the existing vehicular access to the site, will require a separate agreement with Hertfordshire County Council (the Highway Authority) under Section 278 of the Highways Act 1980.
7. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures  
<https://developers.thameswater.co.uk/Developing-a-largesite/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB
8. The developer is advised to meet the standards of the Secured By Design scheme, which can reduce levels of burglary and other crime in new developments. Further information is available from Hertfordshire Constabulary's Crime Prevention Design Service.

30

**18/00338/FULM BLUEPRINT COMMERCIAL CENTRE IMPERIAL WAY**

The committee received the report of the Head of Development Management, including the relevant planning history of the site and details of the responses to the application.

The Principal Planning Officer introduced the report explaining that the application proposed the demolition of the existing buildings and erection of a replacement development with re-positioned access, parking and turning facilities.

The Chair invited Mike Barber, the agent, to speak for the application. Mr Barber explained that the existing buildings had reached the end of their serviceable life; it was proving increasingly difficult to extend tenancy arrangements. The applicant had worked closely with officers to devise modern employment floor space with improved access and parking arrangements within the site.

The Chair invited comments from the committee.

Committee members welcomed the application which would promote employment opportunities in the borough. It was suggested that planning permission should include an additional condition requiring electric charging points to be included in the development. These might be passive points to enable electric charging to be introduced at a later date.

The Chair moved the officer's recommendation, subject to the inclusion of an additional condition on electric charging points.

RESOLVED –

that planning permission be granted subject to the following 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.
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and any subsequent legislation that amends or supersedes this Order, the floorspace hereby approved shall only be used for purposes within Classes B1(b), B1(c), B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended) as shown on the approved plans, unless otherwise agreed in writing by the Local Planning Authority.
3. All the external surfaces of the development shall be finished in the materials shown on the approved plans. Details of any alternative materials shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and the development shall only be carried out in accordance with any alternative details approved by this condition.
4. The development hereby approved shall not be occupied until the new vehicular access and on-site car parking spaces and manoeuvring areas have been constructed and laid out in accordance with drawing No. 2617/P6 Rev A (or any subsequent drawing submitted to and approved in writing by the Local Planning Authority). The vehicular access and on-site car parking spaces and manoeuvring areas shall be retained at all times thereafter unless otherwise agreed in writing by the Local Planning Authority.
5. The development hereby approved shall not be occupied until the existing vehicular access from Imperial Way has been stopped up by raising the

existing dropped kerb and reinstating the footway and highway boundary to the same line, levels and detail as the adjoining footway, verge and highway boundary.

6. The development permitted by this planning permission shall be carried out in accordance with the approved surface water drainage assessment carried out by Surface Water Drainage Strategy & Sustainable Drainage Management and Maintenance Plan prepared by Monson Engineering job number 8675V, issue B, dated 3rd August 2018:

1. Limiting the surface water run-off generated by the critical storm events so that it will not exceed the surface water run-off during the 1 in 100 year event plus 40% of climate change event.
2. Providing storage to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year plus 40% for climate change event providing storage volume in permeable paving and underground aquacell feature.
3. Discharge of surface water from the private network into the ground.

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.

7. No above ground construction may commence until a detailed surface water drainage scheme for the site based on the approved drainage strategy and sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including 1 in 100 year + climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

1. Detailed engineered drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
2. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

8. The development hereby approved shall not be occupied until refuse, recycling and cycle storage has been provided in accordance with the approved plans. The storage facilities shall be retained at all times thereafter.
9. No development approved by this planning permission (excluding demolition works down to slab level to facilitate further intrusive site investigation), 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 will include the following components:
  1. 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.
  2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
  3. The results of the site investigation and the detailed risk assessment referred to in (2) 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.
  4. 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 (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

10. Prior to any part of the development hereby approved 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.

11. No development shall 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.
12. 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.
13. No infiltration of surface water drainage into the ground at the site shall take place other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.
14. No piling or any other foundation designs using penetrative methods shall be carried out until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority. The piling method statement must also demonstrate that there will be no resultant unacceptable risk to groundwater. Any piling must be undertaken in accordance with the approved piling method statement.
15. The building hereby approved shall not be occupied until a scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes has been 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 scheme as approved shall be implemented prior to the occupation of the building.

16. The development shall be carried out in accordance with the following drawings, unless otherwise approved in writing by the Local Planning Authority. The following drawings are hereby approved: 2617/P1; 2617/P2; 2617/P4; 2617/P5; 2617/P6 Rev A; 2617/P7; 2617/P8; 2617/P9; 2617/P10; 2617/P11; 2617/P12; and 2617/P13.
17. No above ground construction may commence until a scheme for active and passive electric charging points for on-site vehicles has been submitted to and approved in writing by the Local Planning Authority. The electric charging infrastructure and charging points shall be installed in accordance with the approved scheme prior to the first occupation of the development.

#### 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 2010, as amended.
2. This permission does not remove the need to obtain any separate consent, which may be required under the Buildings Act 1984 or other building control legislation. Nor does it override any private rights which any person may have relating to the land affected by this decision.

To find out more information and for advice as to whether a Building Regulations application will be required please visit [www.watfordbuildingcontrol.com](http://www.watfordbuildingcontrol.com).

3. This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under, above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc Act 1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters. A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on

the website of the Department for Communities and Local Government at [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/393927/Party\\_Wall\\_etc\\_\\_Act\\_1996\\_-\\_Explanatory\\_Booklet.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/393927/Party_Wall_etc__Act_1996_-_Explanatory_Booklet.pdf)

4. You are advised of the need to comply with the provisions of The Control of Pollution Act 1974, The Health and 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/neighbor\\_complaints\\_%E2%80%93\\_construction\\_noise](https://www.watford.gov.uk/info/20010/your_environment/188/neighbor_complaints_%E2%80%93_construction_noise)

5. Construction standards for new/amended vehicle access: Where works are required within the public highway to facilitate the new or amended vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on the applicant's behalf. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx> or by telephoning 0300 1234047.
6. 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 <https://www.hertfordshire.gov.uk/services/highways-roads-and->

pavements/business-and-developer-information/business-licences/business-licences.aspx or by telephoning 0300 1234047.

7. Obstruction of public highway land: 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 <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.
8. 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 <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.
9. The planning officer's full report gives more detail than is to be found in the Decision Notice. The full report can be obtained from the Council's website [www.watford.gov.uk/planning](http://www.watford.gov.uk/planning) or on request from the Regeneration and Development Department.

Chair

The Meeting started at 7.00 pm  
and finished at 8.30 pm