



**WATFORD
BOROUGH
COUNCIL**

DEVELOPMENT MANAGEMENT COMMITTEE

2 October 2019

7.00 pm

Town Hall

Contact

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For further information about attending meetings please visit the council's [website](#).

Publication date: 24 September 2019

Committee Membership

Councillor P Jeffree (Chair)

Councillor S Johnson (Vice-Chair)

Councillors N Bell, K Collett, F Ezeifedi, K Hastrick, M Mills, I Sharpe and M Watkin

Agenda

Part A – Open to the Public

1. **Apologies for absence**
2. **Disclosure of interests**
3. **Minutes**

The [minutes](#) of the meeting held on 4 September 2019 to be submitted and signed.

CONDUCT OF THE MEETING

The committee will take items in the following order:

1. All items where people wish to speak and have registered with Democratic Services.
2. Any remaining items the committee agrees can be determined without further debate.
3. Those applications which the committee wishes to discuss in detail.
4. **19/00709/FULM Centre Point Community Centre, Raphael Drive (Pages 6 - 25)**

Proposal is for a multi-functional community space, retail unit and 17 high quality residential units to be built on the site with associated amenity space, parking, refuse and cycle storage.
5. **19/00824/FUL 9 Century Park, Dalton Way (Pages 26 - 35)**

Creation of a new mezzanine and variation of condition 20, of LPA Ref: 97/0563/9, to allow the sale of clothing and footwear.

6. 19/00602/FULM Watford Enterprise Centre 25 Greenhill Crescent Watford WD18 8XU (Pages 36 - 52)

Proposed infill extensions between existing commercial buildings (in Class B2 and B8), to provide new business units and commercial floor space (flexible space in Class B1c, B2 and/or B8).

Introduction

Please note that the officer report is a summary of the issues including representations made and consultation responses. Full details of the applications, plans submitted, supporting information and documents, representations made, consultation responses and correspondence can be found on the council's web based [Public Access system](#) using the application reference or address.

Specific policy considerations for each application are detailed within the individual reports. The background papers and policy framework listed below have been relied upon in the preparation of the reports in this agenda.

Background papers

- The current planning applications under consideration and correspondence related to that application.
- All relevant third party representations and consultation replies received.

Policy Framework

- The Statutory Plans and Supplementary Planning Guidance, together with relevant Government legislation, Circulars, Advice, Orders, Directions and Guidance listed below:

Local Planning Documents

Local Development Documents provide the framework for making planning decisions. These can be found on the Council's [website](#) and include:

- the existing Local Plan which consists of the Core Strategy, saved policies in the Watford District Plan 2000 and Proposals Map); and
- Supplementary Planning Documents.

County Planning Documents

The Hertfordshire Waste Local Plan and Minerals Local Plan prepared by Hertfordshire County Council are material considerations alongside the Watford Local Plan. These documents can be found on the county council's [website](#).

National Planning Documents

Key legislation can be found using this [weblink](#), including:

- Growth and Infrastructure Act (2013)
- Housing and Planning Act (2016)

- Localism Act (2011) and subsequent amendments
- Planning Act (2008) and subsequent amendments
- Planning and Compulsory Planning Act (2004) and subsequent amendments
- Town and Country Planning Act (1990) and subsequent amendments
- Town and Country Planning (Local Planning) (England) Regulations 2012 and subsequent amendments.

National guidance can be found on the government service and information [website](#), including:

- National Planning Policy Framework (revised February 2019) and supporting Technical Guidance
- Planning Practice Guidance (PPG) (web based)
- Planning policy for traveller sites
- Relevant government circulars
- Relevant Ministerial Statements (which will be referred to in the individual reports as necessary)

Section 106 Planning obligations and Community Infrastructure Levy (CIL)

The Council introduced the Community Infrastructure Levy (CIL) with effect from 1 April 2015. The CIL charge covers a wide range of infrastructure as set out in the Council's Regulation 123 list, including highways and transport improvements, education provision, youth facilities, childcare facilities, children's play space, adult care services, open space and sports facilities. CIL is chargeable on the relevant net additional floorspace created by the development. The charge is non-negotiable and is calculated at the time that planning permission is granted where relevant. Section 106 planning obligations can only be used to secure affordable housing provision and other site specific requirements, such as the removal of entitlement to parking permits in Controlled Parking Zones and the provision of fire hydrants.

Human Rights implications

The Local Planning Authority is justified in interfering with the applicant's human rights in order to alleviate any adverse effect on adjoining properties and their occupiers and on general public amenity. With regard to any infringement of third party human rights, these are not considered to be of such a nature and degree as to override the human rights of the applicant and therefore warrant refusal of planning permission.

Agenda Item 4

Committee date	Wednesday, 2 October 2019
Application reference Site address	19/00709/FULM - Centrepoint Community Centre, Raphael Drive
Proposal	Proposal is for a multi functional community space, retail unit and 17 high quality residential units to be built on the site with associated amenity space, parking, refuse and cycle storage.
Applicant	Watford Community Housing
Agent	Black Architecture
Type of Application	Full Planning Permission
Reason for committee Item	Major Application
Target decision date	Thursday 3 rd October 2019
Statutory publicity	Watford Observer, Neighbour Letters and Site Notice
Case officer	Andrew Clarke, andrew.clarke@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 site is owned by Watford Borough Council and is currently vacant. The site accommodates a community centre, a retail unit and 2 dwellings in a two storey yellow brick building.
- 2.2 The site is triangular in shape and sits at the junction of Brocklesbury Close and Raphael Drive. The north-west boundary is the dead end of Raphael Drive. The east boundary is Brocklesbury Close, a primary route providing the only vehicular access to the south of the estate. The south boundary is a steep bank dense with trees that separates the site from Orphanage Road 5 metres below the level of the community centre.
- 2.3 The existing building was constructed as part of a wider estate development in the 1980's on land which was formerly allotments. The surroundings are residential comprised of a mix of semi-detached properties, short rows of terraced units and larger blocks of flatted homes within a planned suburban street pattern of closes and drives. The scale of the buildings within the estate vary from two to three storeys with pitched roofs.

2.4 The site is not within a conservation area, contains no listed buildings and is not close to any listed buildings. The site is not subject to any specific planning designations and is not within a controlled parking zone. The site falls within the Environment Agency's flood zone 1, the zone with the lowest chance of flooding.

3. Summary of the proposal

3.1 Proposal

3.2 The existing buildings are to be demolished all bar the substation. The replacement building would be four storeys in height. The proposed use for the site is residential (C3 Dwellinghouses), retail (A1 Shops) and a Community Centre (D1 Non-residential institutions), with associated car parking, separate retail and residential refuse/recycling storage and amenity space. The new homes are designed as individual flats providing 100% social rented accommodation for families within appropriately sized units.

3.3 The Community Centre would be on the ground floor. It would have a floor space of 150 square metres, comprised of two halls with a reception area, toilets, a kitchen and storage areas.

3.4 The retail unit would also be on the ground floor. It would have a floor space of 56 square metres.

3.5 17 residential units would be provided on the ground to the third floors. The two ground floor units would suit occupants who use a wheelchair. Of the 17 units 4 would have 3 bedrooms. Of these 4 units 1 would suit an occupancy by 4 persons and the other 3 would suit occupancy by 5 persons. 12 units would have 2 bedrooms and would suit occupancy by 4 persons. All the units would be social rented.

3.6 Conclusion

3.7 The redevelopment of the site, which provides 17 high quality social rented residential units, with a re-provided community centre and retail shop is considered a good use of the site.

3.8 The replacement building is of a high quality design which causes no significant loss of amenity to any adjoining sites. The redevelopment would be well landscaped with suitable car parking, cycle parking and refuse facilities.

4. Relevant policies

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 Two planning applications have previously been made in relation to the site, both of which were submitted in 1999 and were subsequently granted. They were both for a two storey extension of the community centre to the south west and the reorganisation of car parking to provide additional spaces.
- 5.2 The work was carried out in the subsequent years. There have been no further applications made.

6. Main considerations

- 6.1 The main issues to be considered in the determination of these applications are:

- (a) Principle of the use
- (b) Scale and design
- (c) Quality of residential accommodation
- (d) Affordable housing provision
- (e) Impact on amenity of adjoining residential properties
- (f) Transport, parking and servicing
- (g) Environmental considerations

- 6.2 (a) Principle of the use
The existing layout comprises a community centre with a floor space of 275 square metres, a retail unit which has a floor space of 183 square metres and two residential flats (floor space unknown). The new building would create a community centre with a floor space of 150 square metres. The replacement community centre would be smaller than the existing, though the layout is considered a more efficient use of the space. The replacement retail unit is also smaller than that being replaced. Its size would suit a small convenience store. The number of dwellings would be substantially increased to a total of 17.
- 6.3 The site has no specific planning designations. The redevelopment of the site to provide a new community centre, a retail unit with 17 high quality social

rented housing units is considered an efficient use of the site which accords with the provisions of Watford's Core Strategy and Watford's District Plan.

6.4 (b) Scale, design and layout

The layout has evolved following an assessment of the context and a review of the site constraints and opportunities. The built form will be broadly rectangular shaped, four storeys in height aligned the eastern edge of the site (Bocklesbury Close). The prominent northern side of the development at the corner of Raphael Drive and Brocklesbury Close will be occupied by the community centre and the retail unit. These units will be a storey and a half in height which highlights their non-residential function giving them prominence in the street scene. The northern side of the building would therefore be half a storey higher addressing the corner.

6.5 The principal design philosophy of the development is to focus the main area of development to the east of the site and create private amenity to the quieter west facing side. The new building would be of a contemporary design finished in yellow brick with a flat roof. The scale and design of the building marks it out within its context as housing a different function. The elevations would be stepped with recesses between the windows and differing textures. The protruding balconies are faced with aluminium panels and steel railings. The transition between the taller and shorter parts is marked by a series of staggered balconies that knit the two blocks back together. The primary residential entrances are from the west and are clearly identifiable by metal cladding.

6.6 The dead-end portion of Raphael Drive adjacent to the site will be brought into the development through a stopping up order creating a new area of car parking and amenity space for the residential units.

6.7 Both residential and commercial refuse is housed within a designated refuse store. Cycle storage has been provided deeper within the site plan to ensure security through overlooking.

6.8 (c) Quality of residential accommodation

The floor areas and room sizes of the proposed dwellings accord with the minimum space standards in paragraphs 7.3.6 – 7.3.8 of the Watford Residential Design Guide (RDG). All of the dwellings would be dual aspect, with some having windows on 3 aspects. All of the dwellings have adequate private amenity space. The provision of two wheelchair accessible units at ground floor level is a positive element of this proposal.

- 6.9 Both entrances to the residential elements have large lobby areas where prams can be stored. External refuse storage and a cycle shed is provided externally near the residential entrances.
- 6.10 (d) Affordable housing provision
Policy HS3 of the Core Strategy requires a 35% provision of affordable housing for all major developments, with this provision having a tenure split of 65% affordable rent, 20% social rent and 15% shared ownership.
- 6.11 This development would provide 100% social rented units providing a much needed resource for the households on the Council's housing register who are seeking housing assistance as they are homeless or living in inadequate housing, and who cannot find suitable and affordable housing on the private market. The provision of 100% social rented housing in this scheme will assist in rebalancing developments where there is a shortfall due to viability reasons.
- 6.12 (e) Impact on amenity of adjoining residential properties
The site is surrounded by highways and trees along Orphanage Road to the south so there are no immediately adjoining neighbours.
- 6.13 To the north of the site, across the highway at a distance of 22 metres is the side wall of number 31 Raphael Drive. This is a two storey terraced property with no side facing windows. This property would suffer no harm to their amenity.
- 6.14 To the east of the site the new building would be positioned closer to the highway on Brocklesbury Close. The nearest dwelling to this side would be numbers 23 to 26 Bevan House, Raphael Drive. This flatted development is perpendicular to Brocklesbury Close. The new development would be positioned 16 metres from the side wall of this flatted development, across the highway. No balconies would face this existing flatted development. The proposed development would further enclose the street scene along Brocklesbury Close, though this would not cause any significant harm to the amenity to residents in Bevan House on the opposite side of the road.
- 6.15 To the south there is no impact to amenity. The windows on this side face the tree lined Orphanage Road, which is approximately 5 metres below the subject site level.
- 6.16 To the west is the stopped up end of Raphael Drive. Many of the flats have balconies which face this direction. Across the stopped up road is the side boundary fence and flank property wall of 1 Monica Close, an end of terrace

two storey dwelling. This property has no side facing windows. The closest distance between the balconies and the side garden boundary of 1 Monica Close is 25 metres. This distance is considered sufficient to ensure there is no loss of privacy to the existing property. The balconies would overlook the landscaped area and car parking area.

- 6.17 Overall, it is considered the proposed building will have no undue impacts in relation to daylight, outlook and privacy to the surrounding residential area.
- 6.18 The proposed uses are identical to the existing uses. The community centre and retail unit are not subject to any restriction on their hours of operation. The imposition of any restriction of hours is considered unnecessary as there is not likely to be any increased noise levels as the uses remain the same. In order to ensure the appropriate uses occupy a site, a condition will be added ensuring the uses are for a community centre only and no other D1 use. Similarly a condition will be imposed for the A1 retail unit.
- 6.19 (f) Transport, parking and servicing
The site is 0.5 mile walking distance from Watford Junction Railway Station. Watford Junction Station has frequent trains service to London and the north and is a hub for many bus services which radiate out from Watford in all directions. Red Eagle buses operate a circular bus route numbered W20 which stops outside the site and connects the site with Watford Junction Railway Station and Watford Town Centre. The site is 0.6 mile walking distance from Watford Town Centre. The site is not within a controlled parking zone.
- 6.20 The site's proximity to Watford Town Centre and good transport links would allow for a reduced level of parking provision. In this case the application proposes the stopping up of the dead end of Raphael Drive. The stopping up order (removal of public rights of way) is covered by section 247 of the Town and Country Planning Act 1990 and would require permission to be obtained from Hertfordshire County Council Highways. The stopped up highway would provide 18 parking spaces, 2 of which would be wider disabled bays. This is a significant increase in the number of cars which could have parked in the former dead end. The applicant has provided a Transport Statement which assesses transport arrangements, highway safety, trip generations levels. The proposed development has been shown to comply with the parking requirements of Watford Borough Council's Policy T2 of the Core Strategy, and Policies T22 and T24 of the Watford District Plan. It concludes that the proposed development would provide sufficient parking and would have no undue highway impacts. The council is satisfied with the quality of car parking provision in this sustainable location.

- 6.21 There is provision for 34 secured cycle storage spaces for residents and employees on the ground floor of the development. The cycle provision is more than the 19 spaces that are required by the cycle parking standards.
- 6.22 Hertfordshire County Council Highways have reviewed the information provided and consider that the proposed development would not likely have a detrimental impact on the safety and operation of the highway network. Hertfordshire County Council Highways requested additional vehicle tracking movement plans which were received by the case officer. These demonstrate that all types of vehicles can manoeuvre suitably in the site.
- 6.23 An external bin store is shown on the plans which is appropriately sited and sufficiently sized to cope with the refuse, recycling and green waste requirements of the community centre, the retail unit and the residential units. As no details have been provided, a condition will be added requiring further details of this enclosure to be submitted to and approved by the local planning authority.
- 6.24 (g) Environmental considerations
- i) Land contamination
- No site investigation for land contamination has been submitted with the application. The existing development dates from the 1980's having formally been allotments. Given this history and the existing uses of the site the likelihood of any contamination is very low. As such no further information as to contamination is required.
- 6.25 ii) Surface water drainage
- A surface water drainage strategy has been submitted with the application. The development site is located within Zone 1 on the Environment Agency's Indicative Flood Map with little or no risk of flooding from fluvial sources. Due to the proposed provision of SuDS techniques / attenuation on the site there will be a significant reduction in the surface water runoff from the proposed development and therefore a reduction in the risk of flooding due to any lack of hydraulic capacity of the existing sewerage system serving the site. The drainage layout and associated calculations demonstrate that the proposed design can manage surface water run-off for all storms, including 1 in 1-year storms up to and including a 1 in 100-year storm with a 40% provision for climate change.
- 6.26 iii) Biodiversity
- An Ecological Appraisal has been submitted with the application. No protected species or habitats were found on site. This proposal would involve the removal of 4 existing trees. This loss of biodiversity would be mitigated by the

planting of 7 new trees, new hedges, shrubs and grassed / turfed areas. Further details of soft landscaping would be required by condition.

7 Consultation responses received

7.1 Statutory consultees and other organisations

Name of Statutory Consultee / Other Organisation	Comment
Hertfordshire County Council (Highways Authority)	Sought clarification on vehicle tracking which was subsequently received. No objection though stopping up order would be required.
Hertfordshire County Council (Lead Local Flood Authority)	Sought additional information as to SuDS. Updated SuDS report was subsequently received.
Hertfordshire County Council (Growth & Infrastructure)	Responded. No comment.
Hertfordshire County Council (Fire and Rescue Service)	Suggested section 106 for fire hydrants.
Hertfordshire Constabulary Crime Prevention Design Service	Requested measures to ensure that the development is built to Secured by Design standards.
Thames Water	No objections.

7.2 Internal Consultees

Name of Internal Consultee	Comment
Environmental Health	Initial concerns raised about asbestos, noise and ventilation. Applicant has addressed the concerns.
Planning Policy	Noted some concern with detailing, though supported the proposal.
Housing	The Housing Service supports this application.
Waste and Recycling	Satisfied with the proposals.

7.3 Interested Parties

Letters were sent to 85 properties in the surrounding area. 1 response was received. The main comments are summarised below, the full letters are available to view online:

Comments	Officer response
Layout	The officer considers that the layout of the community centre and the retail unit are suitable. The use is for a community centre and not a sporting / leisure venue, so the ability to play sports within the halls is not a consideration.

8 Recommendation

Section 106 Heads of Terms

- i) To secure all 17 residential units as Affordable Social Rented accommodation.
- ii) To secure the provision of fire hydrants as required by the County Council to serve the development.

Conditions

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

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

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

490.01
490.02
PL 010
PL 020
PL 050
PL 100
PL 101
PL 102
PL 103
PL 104
PL 200
PL 201
PL 700

PL 701

Transport Statement Report No. 133336-R01(0)

Private Car Tracking Layout Plan No. 133336 02 01 01 Rev: P03

Refuse Vehicle Tracking Plan No. 133336 02 01 02 Rev: P01

Dimensions and Visibility Plan No. 133336 02 01 04 Rev: P01

Surface Water Drainage and SuDS Strategy Ref: 219058 – August 2019

Preliminary Ecological Appraisal Ref: 4004AO/18

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

3. No dwelling shall be occupied until such time as the applicant has secured the written authorisation for the stopping up order of the public highway under section 247 of the Town and Country Planning Act 1990 and the car parking is provided in accordance with the plans.

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.

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 buildings, including walls, roofs, doors, windows, balconies and balustrades, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved materials.

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

5. No dwelling shall be occupied until a detailed soft landscaping scheme for all the land within the site, based upon the details given in the Landscape Plans (drawing numbers 490.01 and 490.02) by Philip Cave Associates, has been submitted to and approved in writing by the Local Planning Authority. This shall include details of the new trees, shrub and hedge planting. The approved landscaping scheme shall be carried out not later than the first available planting and seeding season after completion of development. Any trees or plants whether new or existing which within a period of five years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, or in accordance with details approved by the Local Planning Authority.

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

6. No dwelling shall be occupied until a detailed hard landscaping scheme for all the land within the site, based upon the details given in the Landscape Plans (drawing numbers 490.01 and 490.02) by Philip Cave Associates, has been submitted to and approved in writing by the Local Planning Authority and the works have been carried out in accordance with details approved by the Local Planning Authority.

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

7. No dwelling shall be occupied until the bin 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.

Reason: To ensure that adequate facilities exist for residents of the proposed development, in accordance with Policies SE7 and T10 of the Watford District Plan 2000.

8. No dwelling shall be occupied until a detailed external lighting scheme for the development has been submitted to and approved in writing by the Local Planning Authority and the lighting scheme has been installed in accordance with the approved details.

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

9. The area shaded pink on plan number PL 100 shall be used as a Community Centre and for no other purpose (including any other D1 purpose). The area shaded purple on plan number PL 100 shall be used only for A1 Retail Purposes. Any alternative uses within these areas would require written consent from the local planning authority.

Reason: To ensure the existing uses are re provided and no detriment is caused to neighbouring amenity.

Informatives

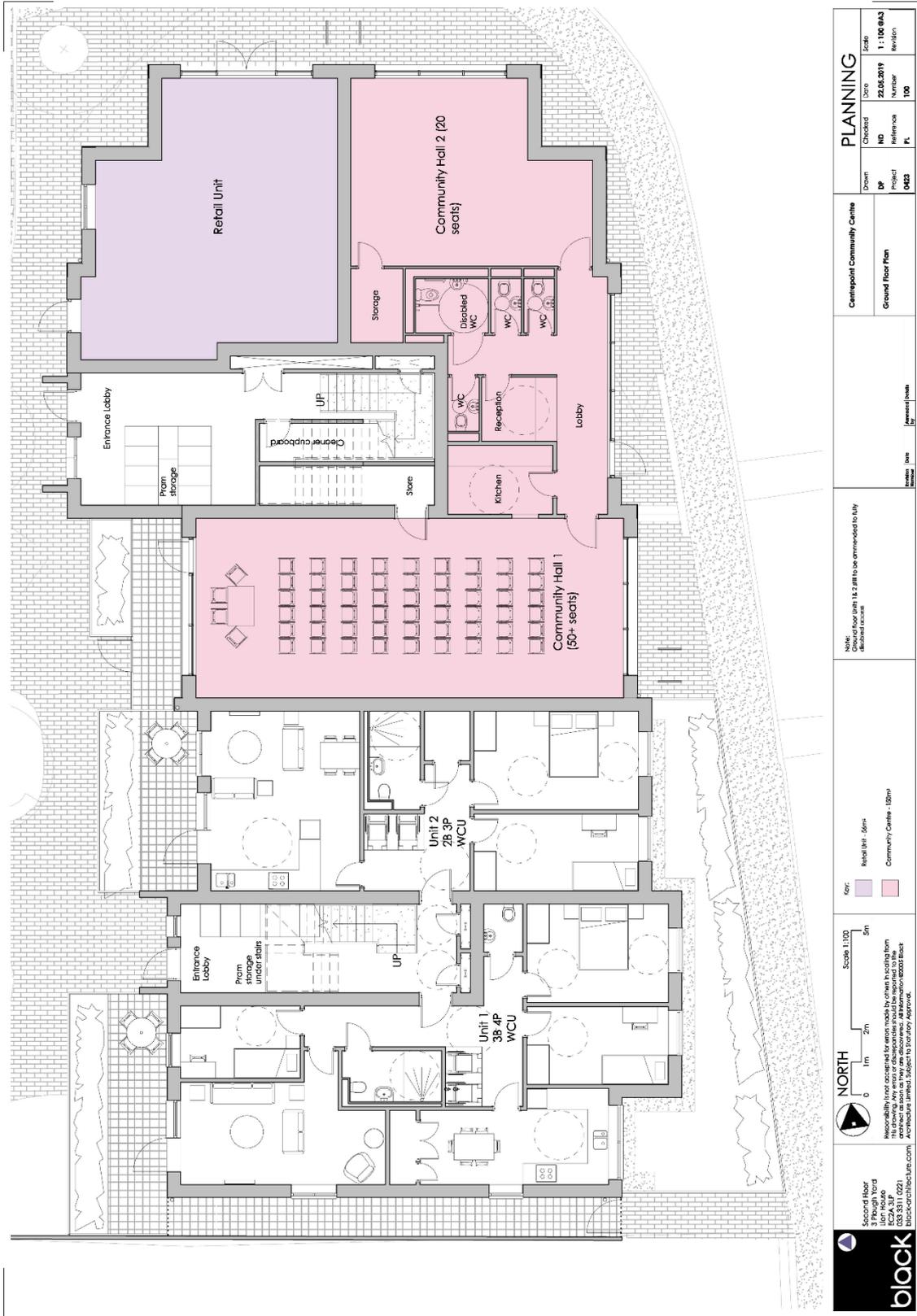
1. IN907 – Positive and proactive statement
2. IN909 – Street naming and numbering
3. IN910 – Building Regulations
4. IN911 – Party Wall Act
5. IN912 – Hours of Construction
6. IN913 – Community Infrastructure Levy Liability
7. IN914 – Section 106 Agreement/Undertaking
8. IN915 – Highway Works – HCC agreement required



Site Location Plan

 <p>Second floor 157 High Street London E15 2JF 020 3311 0221 black-architecture.com</p>	<p>NORTH</p>  <p>Scale 1:500</p> 	<p>Note: Site contour elements taken from topographical survey drawing Client in ownership of surrounding land.</p> <p>Application boundary </p>	<p>Approved Date: _____ Approved By: _____</p>	<p>PLANNING</p>			
				<p>Drawn: IN</p> <p>Project: 0423</p>	<p>Checked: MD</p> <p>Reference: PL</p>	<p>Date: 20.01.2019</p> <p>Number: 010</p>	<p>Scale: 1:500 (A3)</p> <p>Revision:</p>

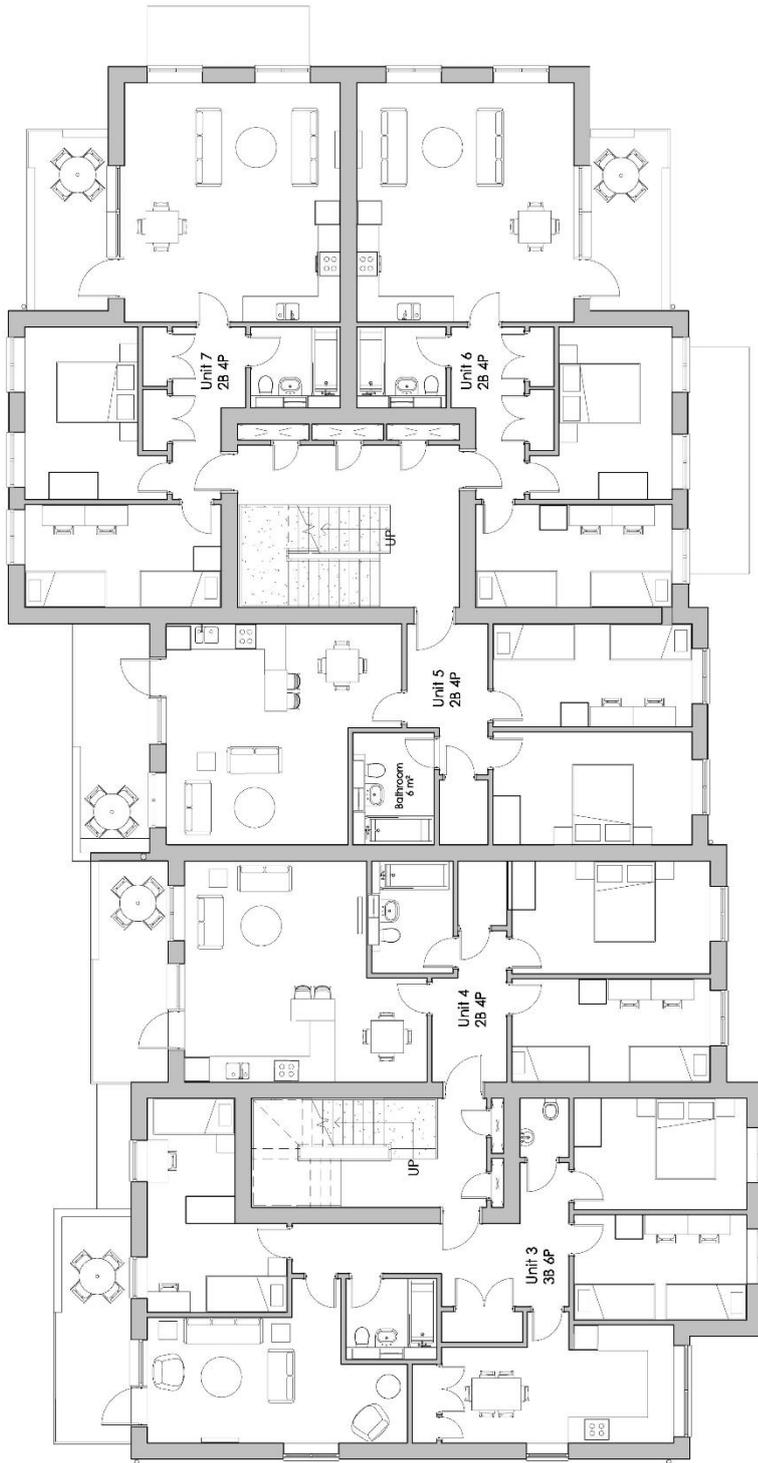




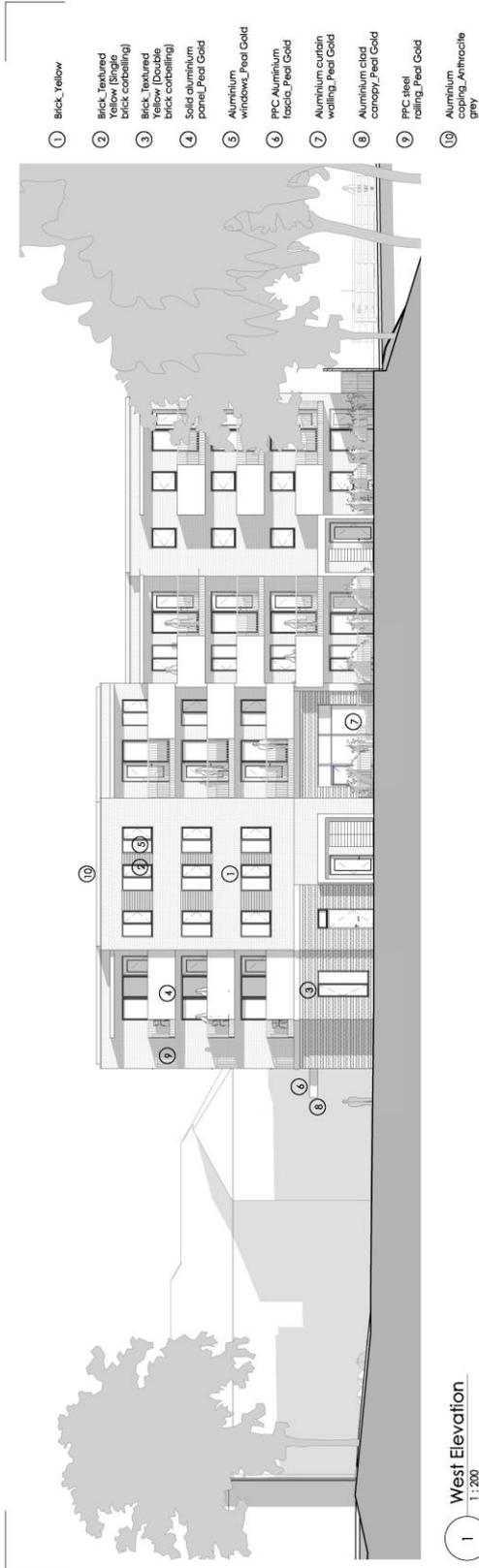
Ground Floor Plan

<p>Second floor 3 Through 100g 10m House 020 3 311 021 black@blacklbc.com</p>	<p>NORTH</p> <p>Scale 1:100 0 1m 2m 5m</p> <p>Responsibility is not accepted for errors made by others in drafting from this drawing. It is the responsibility of the client to ensure that all information is correct as shown on any other drawings. All information is subject to statutory approval.</p>	<p>Key:</p> <ul style="list-style-type: none"> Retail Unit - 50m² Community Centre - 150m² 	<p>Note: Units within 1:2 shall be amended to fully detailed layout.</p>	<p>Category: Community Centre</p>	
				<p>Ground Floor Plan</p>	
<p>Drawn: DF Project: 0403</p>		<p>Checked: MD Reference: PL</p>		<p>PLANNING</p> <p>Date: 22.03.2019 Number: 100 Revision:</p>	

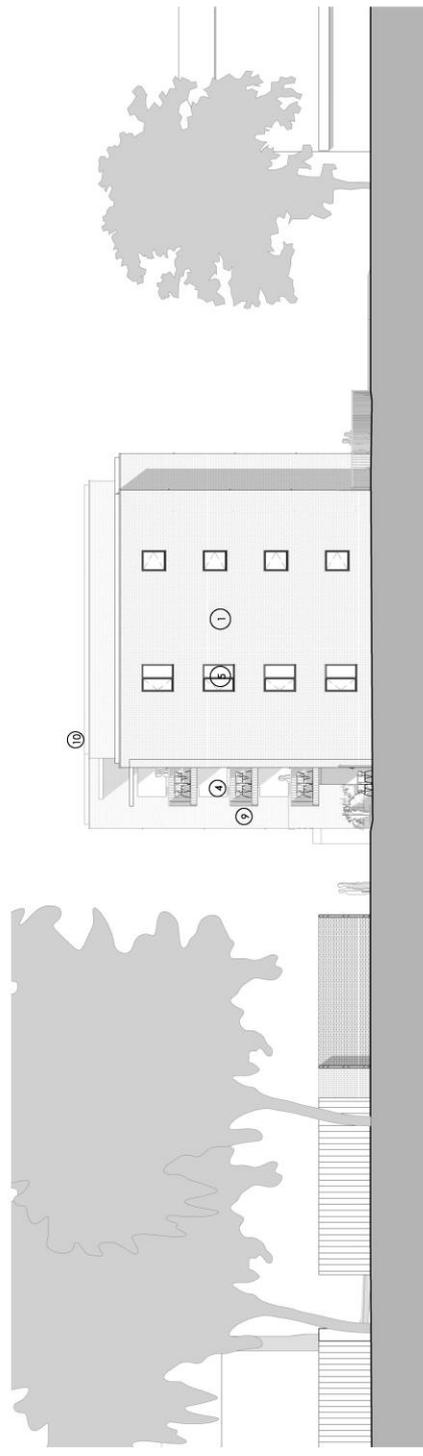
First Floor Plan



 <p>Second floor 3 Through 7 100-1000 023 3311 021 black@blacklife.com</p>	<p>NORTH</p>  <p>Scale 1:100 0 1m 2m 3m</p> <p>Responsibility is not accepted for errors made by others in drafting from this plan. It is the user's responsibility to ensure that all information is correct and up to date as soon as they are obtained. All information is subject to change without notice. All information is subject to statutory approval.</p>	<p>PLANNING</p>	
		<p>Drawn DF Project 0403</p>	<p>Checked MD Reference PL</p>
<p>Centralpoint Community Centre</p>		<p>First Floor and Lower First Floor Plan</p>	



1 West Elevation
1 : 200



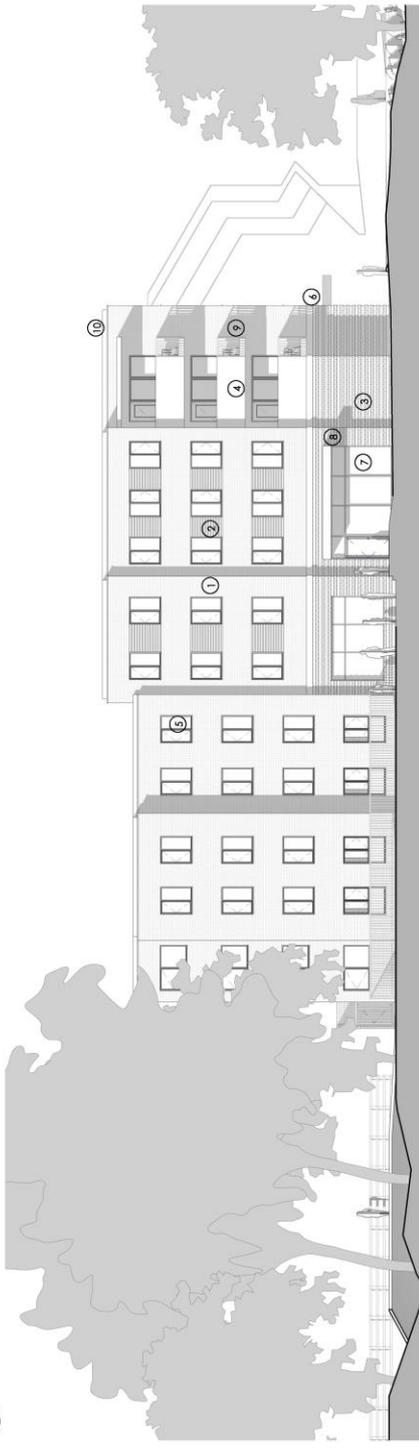
2 South Elevation
1 : 200

West and South Elevations

 <p>Second Floor 3 Prough Yard Luton House 0203 3311 0221 black@architecturals.com</p>	<p>Scale 1:200 0 1m 2m 4m 6m 10m</p> <p>Responsibility is not accepted for errors made by others in copying from this drawing. It is the user's responsibility to ensure that the drawing is used in accordance with the terms and conditions of the contract. All information is subject to statutory approval.</p>	<p>Category: Community Centre</p>		<p>Client: 2103.2019</p>		<p>Scale: 1:200 B1A3</p>	
		<p>Proposed Elevations</p>		<p>Project Number: 201</p>		<p>Revision</p>	



1 North Elevation
1:200



2 East Elevation
1:200

North and East Elevations

 <p>Second Floor 3 Prough Yard Luton House 023 3311 0221 black@architecturals.com</p>	<p>Scale 1:200 0 1m 2m 4m 6m 10m</p> <p>Responsibility is not accepted for errors made by others in copying from this drawing. It is the user's responsibility to ensure that all information is correct and up to date before use. All information is subject to statutory approval.</p>	<p>Centrepole Community Centre Proposed Elevations</p>		<p>City of Luton 2018-2019 1:200 B1A3</p>	
		<p>Project Number 0423</p>	<p>Reference Number 200</p>	<p>Revision</p>	<p>Revision</p>

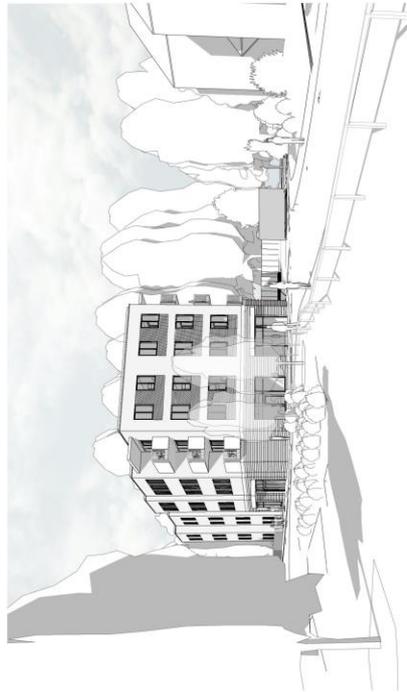
3d Visualisations



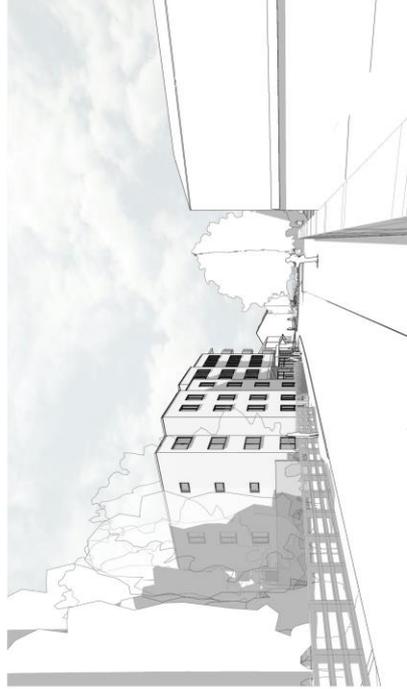
1 North street scene from Brocklesbury Close



2 North western street scene from Monica Close



3 North east street scene from Brocklesbury Close



4 Southern street scene from Brocklesbury Close

 <p>Second floor 3 Prough Yard Don House 0203 3311 0221 black@architecture.com</p>	<p>Responsibility is not accepted for errors made by others in copying from this document. The user must ensure that all information is correct and up to date. All information is subject to statutory approval.</p>	<p>Number of sheets: 10 Number of pages: 10</p>	<p>Cityscape Community Centre</p>		<p>PLANNING</p>	
			<p>Drawn AT</p>	<p>Checked MD</p>	<p>Date 20.02.2019</p>	<p>Issue 04/3</p>
			<p>3D Views</p>			

3D Visualisation



Drawing produced for illustrative purposes only

 <p>Second floor 3 Pough Yarg Don House 003 3311 0271 black@architecture.com</p>	<p>Responsibility is not accepted for errors made by others in loading from this drawing. It is the user's responsibility to ensure that all information is correct and up to date. All information is subject to statutory approval.</p>	<p>Drawn by: [blank] Checked by: [blank] Project Reference: 0403</p>	<p>Centrepoint Community Centre 3D Visualisation</p>	<p>PLANNING</p>		
				<p>Date: 29.02.2019</p>	<p>Number: 701</p>	<p>Revision: 0A3</p>

Agenda Item 5

Committee date	Wednesday, 2 October 2019
Application reference Site address	19/00824/FUL - 9 Century Park, Dalton Way
Proposal	Creation of a new mezzanine and variation of condition 20, of LPA Ref: 97/0563/9, to allow the sale of clothing and footwear.
Applicant	TJX Europe Limited And Royal London UK Real Estate Fund
Agent	Savills UK Limited
Type of Application	Full Planning Permission
Reason for committee Item	Floor space over 1000 square metres.
Target decision date	Thursday 3 rd October 2019
Statutory publicity	Site Notice
Case officer	Andrew Clarke, andrew.clarke@watford.gov.uk
Ward	Central

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 Century Park is located within Lower High Street Special Policy Area (SPA4) and comprises 9 retail warehouses served by an extensive surface car park. Access is directly from Dalton Way. The retail park was granted planning permission in the 1990's by application reference 97/0563/9. Opposite the site is B&Q and adjoining the site is Glyn Hopkin car dealership. This part of Lower High Street (north of Dalton Way) is defined as an 'edge of centre' location.

3. Summary of the proposal

3.1 Proposal

- 3.2 To create a new mezzanine and variation of condition 20, of original planning permission reference 97/0563/9, to allow the sale of clothing and footwear.

3.3 Conclusion

- 3.4 The enlargement of the retail unit by creating a new mezzanine floor and its use for the sale of clothing and footwear is considered acceptable, providing a

suitable new location for TK Maxx which accords with the provisions of the National Planning Policy Framework and Watford's Core Strategy.

4. Relevant policies

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 The Century Park has an extensive planning history of applications for advertisements, plant equipment and small development works to the buildings. Such applications are not relevant to this proposal. The original planning application for the retail park was granted in 1998 by application reference 97/0563/9.

Subsequent planning applications in the retail park have sought to add mezzanines and vary the nature of the goods for sale. Units 2 - 3 and 4 have been granted planning permission for mezzanines. Recently units 7 - 8 were granted planning permission allowing the sale of foodstuffs and hot food to take away.

- 5.2 Applications relating to whole retail park.

97/0563/9 - Demolition of existing buildings and erection of 9 no. retail warehouse units, relocation and rebuilding of sheltered workshops, access, car parking, landscaping and cycle. Planning permission granted subject to 38 conditions in September 1998.

- 5.3 Applications relating to Units 7 to 8

17/00348/VAR – Planning permission granted on 13 July 2017 for the variation of Condition 3 of planning permission ref. 16/00118/VAR to allow Units 7 and 8 to be used as a foodstore.

18/00824/VAR - Variation of Condition 2 of planning permission 17/00348/VAR to allow units 7 and 8 of Century Park to be occupied as 2 separate food stores. Planning permission granted 29 August 2018.

19/00224/FUL - External alterations and associated works (including removal of existing canopy, installation of new canopy, removal of 9 parking spaces).

Variation of delivery hours to permit deliveries to the store between the hours of 06.00 and 22.00 on any day (amended description). Planning permission granted 19 April 2019.

19/00485/VAR - Variation of Condition 9 of planning permission ref. 19/00224/FUL, for external alterations and associated works (including removal of existing canopy, installation of new canopy, removal of 9 parking spaces) and variation of delivery hours to permit deliveries to the store between the hours of 06.00 and 22.00 on any day, to permit the use of Unit B for Class A5 (hot food takeaways). Variation of Condition granted 26 June 2019

5.4 Applications relating to Unit 6

08/00908/VAR - Variation of Condition 31 of planning permission 97/00563/9 for use of an additional 47.3m² for storage purposes. Variation of Condition granted 6 August 2008

5.5 Applications relating to Unit 4

16/00116/FUL - The installation of 837m² retail floor space (gross) at mezzanine level. Planning Permission granted 23 March 2016

16/00118/VAR - The variation of Condition 31 of planning permission ref. 97/00563/9, as amended by Condition 1 of planning permission 08/00908/VAR, in order to allow for the installation of 837m² retail floor space (gross) at mezzanine level. Variation of Condition granted 23 March 2016

5.6 Applications relating to Units 2 to 3.

13/00092/VAR - Variation of condition 2 of planning permission 11/00244/VAR to relax a restriction for use of a mezzanine floor. Planning permission granted 25 March 2013.

13/00091/VAR - Variation of condition 2 of planning permission 11/00245/FUL to relax a restriction for use of a mezzanine floor. Planning permission granted 25 March 2013.

11/00245/FUL - External alterations including new entrance feature and extension to mezzanine floor. Planning permission granted 5 May 2011.

11/00244/VAR - Variation of conditions 19, 20 and 31 to planning permission 97/0563/9 to facilitate sub-division and extension to mezzanine, the sale of

pet food and the introduction of an ancillary facility for the care and treatment of pets. Planning permission granted 5 May 2011.

6. Main considerations

- 6.1 The application seeks the necessary planning permission to allow 'TK Maxx' to occupy the premises at the application site. TK Maxx currently operates from a retail warehouse at the St Albans Road Retail Park. The existing store measures approximately 2,830 sq. m and is in an 'out of centre' location. The existing site is subject to a comprehensive redevelopment by Berkeley Homes (application reference: 19/00507/FULM). This application seeks to maintain TK Maxx's retail representation within Watford.
- 6.2 The main issues to be considered in the determination of these applications are:
- (a) The Mezzanine
 - (b) The Suitability of the Site
 - (c) Transportation Considerations
- 6.3 (a) The Mezzanine
The new existing retail unit has small mezzanines to the rear. This proposal would remove the existing mezzanines and create a significantly larger mezzanine floor within the unit which would extend across the majority of the floor space with a setback from the front elevation. The works would enlarge the floor space of the unit by 895 square metres bringing the retail floor space to 2870 square metres which is similar to the size of their existing site on St Albans Road. The increase of floor space within an existing retail unit is considered acceptable in the circumstances.
- 6.4 (b) The Suitability of the Site
Watford's Core Strategy and the NPPF require applications for 'main town centre' uses to demonstrate compliance with a sequential approach to site selection and assess impact on defined centres.
- 6.5 The application seeks provision for an extension to the permitted retail use of the existing floor space within Unit 9 to include the sale of all clothing and footwear goods. Clothing and footwear is the primary retail function of TK Maxx. The application also seeks provision for the ancillary sale of 'food' goods from up to 5% of the floor space. This ancillary provision will cover the limited range of food products stocked by the operator which includes food gifts, confectionary and other associated items. TK Maxx does not sell

groceries or perishable items. The applicant has suggested an appropriate condition relating to the use which will be imposed on the decision.

- 6.6 The application site is located within the 'Lower High Street Special Policy Area'. Policy TLC1 of the Core Strategy is explicit that some of the additional floor space required to meet shopping needs will be provided outside the Primary Shopping Area and within the 'Special Policy Areas' including 'Lower High Street'. Policy SPA 4 and Table 6 of the Core Strategy identify the Lower High Street SPA as an 'edge of centre' location for the purposes of the sequential approach to site selection. As set out above, the 'edge of centre' definition reflects the proximity of the Lower High Street Area to the Primary Shopping Area and public transport nodes (e.g. Watford High Street station) and its direct connectivity.
- 6.7 Due to the relatively low sales density of the proposed operator, a large floor plate is required to enable sufficient volume of goods to be displayed, which then enables a viable retail operation.
- 6.8 Watford Town Centre is the preferred location for retail and other, large scale commercial uses and thus the methodology for the sequential assessment is entirely appropriate.
- 6.9 The sequential assessment undertaken demonstrates that there are no sequentially preferable units or sites within Watford Town Centre that are 'available' and 'suitable' to accommodate the proposed development. Lower High Street SPA is identified as an existing retail and mixed use area and one with potential for additional retail development within the Core Strategy. As an 'edge of centre' location and one with an established retail function, it is the next preferable location after the Primary Shopping Area. As set out above, the existing TK Maxx store is located in an 'out of centre' location and therefore the proposed relocation to an 'edge of centre' location accords with the overarching principle of the sequential approach.
- 6.10 The officer notes that the composition of the Century retail park has changed over the years and that uses which were restricted by the original planning permission have subsequently been allowed generally due to changes in planning policy. The application site is the most preferable site to accommodate the proposed development.
- 6.11 In addition to the above, the proposed development will also facilitate the re-occupation of a long term vacant premises and help to retain existing employment positions within Watford.

6.12 The applicant has proposed to vary condition 20 of original planning application 97/0563/9 which applies to the whole retail park. The officer is satisfied with the justification for the sale of footwear and clothing within unit 9. Therefore condition 20 of the original planning permission will not be varied, as it applies to all the units within the retail park. Instead this application will grant the required permission for the sale of footwear and clothing to unit 9. The decision will also include the relevant remaining conditions attached to the original planning permission.

6.13 (c) Transportation Considerations

The applicant has submitted a Transport Note which considers the highway and transport matters associated with this development. The development would utilise the existing access arrangements. The retail park is supported by 467 car parking spaces, which are shared by all 9 units. Cycle parking provision is also provided throughout the site. The transport note concludes that the additional floor space would allow for the occupier to extend their offering and the number of additional trips generated by the increase in floor space would increase though this would not be significant or cause any undue detriment to parking provision or the local highway network.

6.14 Hertfordshire County Council Highways were consulted on this application, though no response was received.

7 Consultation responses received

7.1 Statutory consultees and other organisations

Name of Statutory Consultee / Other Organisation	Comment
Hertfordshire County Council (Highways Authority)	No response received.

7.2 Interested Parties

Two site notices were erected at the site. No responses were received.

8 Recommendation

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

Conditions

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

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

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

11842-110

11842-111

11842-112

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

3. The retail floor space hereby permitted shall not be used for the retail sale and display of 'food' other than where it is ancillary to the primary permitted ranges and from no more than 5% of the gross area of the premises.

Reason: To ensure the use is appropriate for this edge of centre location.

4. There shall be no outside storage of goods, materials or packaging at any time.

Reason: In the interests of the appearance of the site and the locality and to ensure that adequate access is maintained to the building.

5. The units hereby approved shall not be sub-divided into smaller units of floor space without the written consent of the Local Planning Authority.

Reason: In order to ensure that each unit has adequate on-site parking facilities in accordance with Policies T21 and T24 of the Watford District Plan 2000 and Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

6. No music, public address system, or any other amplified sound shall be operated within the site so as to be audible within any residential premises either abutting or in the vicinity of the site.

Reason: In the interests of the amenities of the adjoining occupiers.

7. No lorries shall enter to service the development except between 07.30 and 21.00 hours daily.

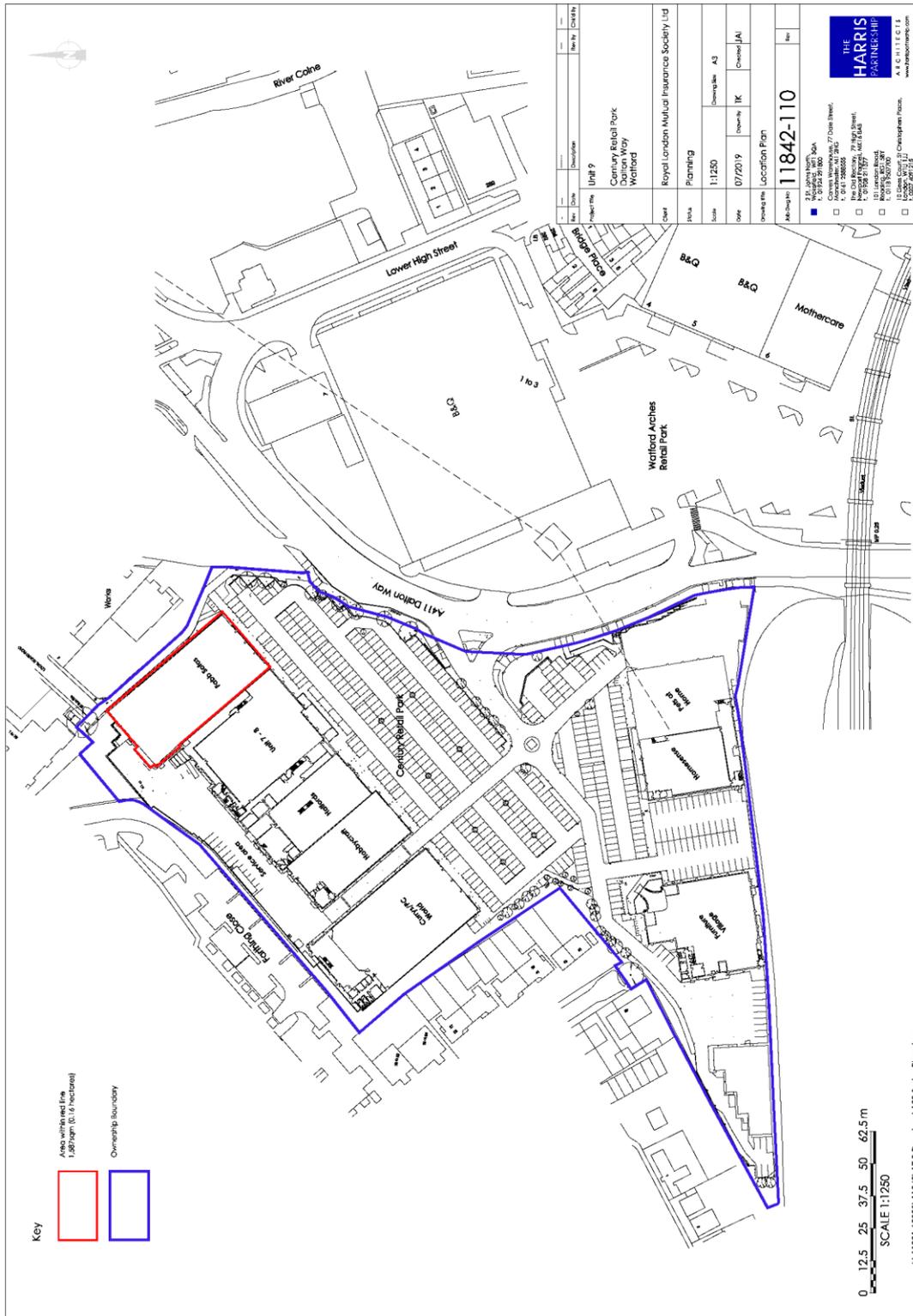
Reason: In the interests of the amenities of the adjoining residents.

8. No external plant or machinery shall be installed without the prior written consent of the Local Planning Authority.

Reason: In the interests of the amenities of the adjoining occupiers.

Informatives

1. IN907 – Positive and proactive statement
2. IN910 – Building Regulations
3. IN912 – Hours of Construction
4. IN913 – Community Infrastructure Levy



Site Location Plan

Agenda Item 6

Committee date	Wednesday, 2 October 2019
Application reference Site address	19/00602/FULM Watford Enterprise Centre 25 Greenhill Crescent Watford
Proposal	Proposed infill extensions between existing commercial buildings (in Class B2 and B8), to provide new business units and commercial floorspace (flexible space in Class B1c, B2 and/or B8), resulting in an increase in the total number of units from 21 to 37; erection of podium level with lift and stair access to provide 10 additional business units (Class B1a), and shared WC facilities above new car parking areas; revision of existing parking areas to provide for an increase in parking spaces from 43 to 76 spaces; provision of new bin storage areas and landscaping works.
Applicant	GHL (Watford) Ltd
Agent	Peacock And Smith
Type of Application	Major Full Planning Permission
Reason for committee Item	Major Full Planning Permission
Target decision date	28.08.2019 Extended by agreement to 4 th October 2019
Statutory publicity	Site Notice and paper advert with overall expiry of 21 st July 2019.
Case officer	Alice Reade, alice.reamde@watford.gov.uk
Ward	Holywell;

1. Recommendation

Grant planning permission subject to conditions detailed in section 8 of the report.

2. Site and surroundings

- 2.1 The site consists of 5 single storey blocks (blocks A to E) containing 21 units totalling 1587sqm of floor space. The group, known as 'Watford Enterprise Centre' includes general industrial and storage and distribution uses. (Use Classes B2 and B8).
- 2.2 The site is within the Watford Business Park a designated employment area which consists of business units predominantly under use classes B1, B2 and B8.
- 2.3 The site is accessed from Greenhill Crescent and there are 43 car parking spaces within the site.
- 2.4 A footpath runs immediately adjacent to the site to the south leading to the residential properties of Croxley View and Latimer Close. Immediately to the rear of the site is the ongoing residential Croxley View development.
- 2.5 The site is located in Flood Zone 1 with a low probability of flooding. The subject building is not listed or located in a designated conservation area. No trees on site

are protected by a tree preservation order.

3 Summary of the proposal

3.1 Proposal

3.2 The application proposes erection of additional units on site as follows:

Unit type	Use Class	Number of Units	NIA (m2)
Retained existing units	B2 (general industry) B8 (storage and distribution)	21	1,587
Proposed infill units	B1(c) (light industry) B2 (general industry) B8 (storage and distribution)	6	932
Podium level container units	B1(a) (office)	10	304
Shared WC facilities			14
	Total:	37	2,837

3.3 The application includes the creation of cycle parking and an additional 33 car parking spaces on site, increasing the provision from 43 to 76.

3.4 Conclusion

3.5 The proposal would make more efficient use of employment land and would support provision of a range of sizes of premises for businesses. As such, the proposed development is fully in accordance with the policy and objectives for the designated employment area.

3.6 The development would provide sufficient on-site parking and would not create adverse impact to highway safety or adverse harm to the amenities of residential occupiers to the east of the site.

4. Relevant policies

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

<u>App Number</u>	<u>Proposal</u>	<u>Status</u>	<u>Decision Date</u>
18/00009/FULM	Demolition and rebuilding of business units 1-5 (Block A) with increase footprint and mezzanine level. Extension to increase height of existing business units 6-21 (Blocks B, C, D, E) to allow for installation of mezzanine floors. Provision of additional car and cycle parking.	CPP	09.04.2018
18/00944/PREAPP	Pre-application enquiry for redevelopment of employment premises and associated parking areas to provide a range of small business units and associated facilities, parking and landscaping.		

6. Main considerations

6.1 The main issues to be considered in the determination of these applications are:

- (a) Principle of use
- (b) Design and layout
- (c) Access, parking and traffic generation
- (d) Impact on neighbouring properties
- (e) Environmental matters

6.2 (a) Principle of use

The site is located within Watford Business Park which is a designated Employment Area as identified by the Watford District Plan ('saved' Policy E1) and the Watford Local Plan Core strategy (Special Policy Area 6: Western Gateway). Both plan policies seek to retain, enhance and increase B Class uses in this area.

6.3 Borough wide, the Core Strategy and the more recent Economic Growth and Delivery Assessment (EGDA) prepared by Nathaniel Lichfield and Partners (2014) identify that increased provision of employment floorspace is required to meet growing demand. Employment floorspace is therefore required to meet strategic objectives and maintain Watford's role as a regional employment centre.

6.4 The proposed development will increase the existing employment floorspace on the site by 79% from 1587m² to 2837m². This increase of B1 (b), B1(c), B2 and B8 floorspace within the employment area is policy compliant and fully supported in principle. The development will continue to provide small and medium sized units which will remain in serving a range of small to medium business types within the B2 and B8 uses.

- 6.5 The inclusion of B1 (a) floor space for office use is not strictly in accordance with the type of commercial uses sought for this employment area which is led by industrial uses. Nonetheless, the office provision is a small proportion of the site use (11%) and in providing small office units, it would not compete with the key office areas of the town such as Clarendon Road.
- 6.6 The proposal would make more efficient use of employment land and would support provision of a range of sizes of premises for businesses. As such, the proposed development is in accordance with the policy and objectives for the designated employment area.
- 6.7 (b) Design and layout
The site layout will remain as existing with the units arranged around a circular internal road.
- 6.8 The Watford Business Park includes predominantly 2 storeys of varying commercial uses and designs. The proposed development of the site to create 2 storey buildings would be of a scale and design entirely suitable and in keeping with this context. The insertion of the central group of raised containers is a different style approach however remains suitable for the site and context. The materiality and use of colour throughout the site will improve the overall amenity and cohesion of the development with existing buildings.
- 6.9 (c) Access, parking and traffic generation
i) *Access*
The existing access arrangement to the site would not be altered. The existing circular road within the site will allow for vehicles to continue to enter and leave the site in forward gear.
- 6.10 ii) *Parking*
The application proposes to increase the on-site parking provision from 43 spaces to 76 spaces.
- 6.11 The Watford District Plan 2000 identifies the site within Zone 4 of the Car and Cycle Parking Zone Map. As set by 'saved' Policy T22 and Appendix 2 of the plan, the maximum parking provision the proposed site, based on floor areas proposed, would be 70 car parking spaces. The proposed provision of 76 spaces would be in excess of the maximum guidance. This overprovision is however deemed to be acceptable in this instance. Firstly, the transport assessment has found that the additional vehicle trips to the site would not be detrimental to the highway. Secondly, it is considered that the smaller units of the development would have higher parking needs per square metre compared to the parking standards. This is due to the standards assuming larger units on a site where there would be fewer workers per square metre. Thirdly, the parking proposed would be equivalent in ratio to the existing parking provision and is increased proportionally to the floor area increase. Finally, the development will include secure bicycle parking so will facilitate non-car travel options. As such, this overprovision is justified and will seek to ensure the

development can meet its own parking needs on site and avoid additional parking in surrounding roads.

- 6.12 Highways raised an objection on the basis of concerns regarding the swept path analysis of 3 of the car parking spaces, however this objection is not upheld by the case officer. The Highway Authority requested conditions should planning permission be granted. It is recognised that the swept path for the 3 identified spaces is tight, but these spaces are internal to the site, not accessed from the highway and they serve employees of the site (ie not public). Tight arrangements for car parking are common for these sites, they are reasonably practicable and would not be reasonably foreseen as creating harm to highway safety or convenience. There is also an overprovision of parking meaning that the restricted access to 3 spaces would not be a concern or lead to a lack of appropriate parking.
- 6.13 The application is accompanied by a car parking management plan. This shows the intended allocation of the parking spaces and demonstrates feasibility. There is however no planning requirement for this to be secured by condition.
- 6.14 *iii) Servicing and deliveries*
Highways have also raised an objection regarding the arrangement of the parking which would restrict access to some shutters of the units. The arrangement of the parking may restrict the direct access to some of the units however this would need to be suitably arranged and managed by the owner and considered by the tenant in choosing a premises with access and parking to fit their needs. As understood from the applicant, many of the spaces would serve the unit to which they were located meaning that access for the vehicles of these units would have direct access. Nonetheless, any difficulty for vehicles to access the individual premises would again be a matter within the site and would not be reasonably foreseen to create an impact to the wider highway. As such, this would not render the development unacceptable in highway or planning terms.
- 6.15 *iv) traffic generation*
The submitted Transport Assessment shows that the increase in parking would generate an increase in two-way vehicle flows at the site however these would be a small proportion and are unlikely to result in any material impact on the capacity of the local road network. It is further noted that the site is within a sustainable location and within an existing industrial estate with expected transport movements. HCC have reviewed the Transport Assessment and details of the trip generation, trip distribution and site access and have raised no objection in respect of these matters.
- 6.16 *v) Highways conditions*
The Highway authority has requested conditions for a construction management plan, a revised parking management plan, service and delivery plan and travel plan statement. For the reasons already discussed, it is not considered appropriate or proportionate to the development for the provision of these additional details.
- 6.17 (d) impact on neighbouring properties

The immediate context of the site is the Business Park which does not contain any residential properties. There are however residential properties in existing and approved developments located to the rear (east) of the site within the Croxley View developments.

6.18 Due to the separation between the site and the residential buildings, it is not considered that the additional commercial units on this site would create any new or notable adverse impact to neighbours. The upper floor windows on the east elevation of the new units are to be secured by condition to be obscurely glazed to prevent overlooking. An acoustic fence is also proposed and secured by condition.

6.19 (e) Environmental matters

i) Surface water drainage strategy

The Lead Local Flood Authority lodged an objection advising that they required further details to support the development. This detail has been provided by the applicant and the Lead Local Flood Authority have been re-consulted. At the time of writing this report the comments had not been received. Their response will be provided in the update sheet to the meeting.

ii) Waste and recycling

Appropriate waste and recycling is included in the scheme and swept path analysis shows that this will be accessible to bin lorries.

iii) Trees and landscaping

There are no protected trees on site and no trees of individual value meaning that the loss of trees is acceptable to allow the development. A landscaping scheme is required by condition to secure replacement trees and landscaping.

7. Consultation responses received

7.1 Statutory consultees and other organisations

Consultee	Comment Summary	Officer Response
HCC Waste And Minerals	Comments relevant to waste and minerals	Noted
Watford And Three Rivers Fire And Rescue Service	Access for fire appliances and water supplies are adequate.	Note.
HCC Highways	Objection regarding internal layout of parking specifically, that there is too much parking, 3 spaces are restricted as shown on swept path analysis and parking would restrict	Officer does not uphold this objection- Oversupply of parking for this development is justified due to the nature of the floorspace being split between many units and not typical large units for which the policy is written. It is also noted that the existing use has a policy

	access to shuttered sections of the units.	oversupply. The swept path for the internal spaces is tight however as these serve employees of the site (ie not public) these are sufficiently practicable. Tight arrangements are common for these sites and as existing on this site in particular. The direct access to each unit may be restricted by the parking however this would need to be suitably arranged and managed by the owner and considered by the tenant in choosing their premises to fit their needs. In conclusion, it is noted that these objections relate to matters on private land and not adjacent to a highway and all matters relating to the highway and highway safety are acceptable.
Hertfordshire Lead Local Flood Authority (LLFA)	Initial objection 12 th June in respect of lack of surface water drainage strategy.	New information has been received and sent. We are awaiting response and this will be provided in update sheet for the meeting.
Thames Water Utilities	No objection. Advisory comments regarding sewers.	Noted
UK Power Networks - Minor Apps	No comments	

7.2 Internal Consultees

Consultee	Comment Summary	Officer Response
Property Services	No comments	
Environmental Health	No comments	No comments have been received however for the previous application for this site, EH had requested a condition requiring any contamination to be reported. It is relevant to also include this condition to this application.
Arboricultural Officer	Trees on site are of low amenity value so no objection to loss of these	Noted and agreed.

	trees however replacement planting will be required.	
Economic Development Manager	Provision of business units is welcomed. The applicant's intention to carry out work with minimum disruption to existing occupiers is also welcome.	Noted and agreed

7.3 Interested parties

Letters were sent to 27 properties in the surrounding area. 3 objections have been received. The main comments are summarised below, the full letters are available to view online:

Comments	Officer response
Upper floor windows of buildings P5 and P6 would create overlooking to residential development at Croxley View site (Ref 19/00413/FULM)	This is noted and the upper floor east windows are subject to a condition requiring they be obscurely glazed and fixed closed to prevent loss of privacy to the residential properties.
The existing businesses occupying the existing premises would be at threat should the development happen.	This is not a material planning consideration, however the planning statement submitted with the application does detail how construction would be managed to minimise disruption to the existing business units and occupiers.
Parking spaces in front of units with roller shutters would not be viable and is currently prevented.	The agent has provided comment on this. The provision of parking is seen as appropriate in planning terms and the management of the parking would be a matter for the landlord/tenants.

8. Recommendation

Conditions

That conditional 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. Drawing numbers

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:

000 (001) Site Location Plan
000 (002) Rev A Existing site plan
000 (003) Rev A Existing elevations 1
000 (004) Rev A Existing elevations 2
000 (005) Rev Q Proposed site plan
000 (006) Rev P Proposed first floor plan
000 (007) Rev K Proposed elevations 1
000 (008) Rev M Proposed elevations 2
000 (009) Rev K Proposed elevations 3
000 (010) Rev K Prospective views
000 (011) Rev K Prospective 3D Views 1
000 (012) Prospective 3D Views 2
000 (013) Prospective 3D Views 3
000 (014) Prospective 3D Views 4
000 (015) Prospective 3D Views 5
000 (016) Prospective 3D Views 6
000 (017) Prospective 3D Views 7
000 (018) Prospective 3D Views 8
000 (019) Rev A Prospective 3D Views 9
000 (020) Rev B Prospective 3D Views 10

Reason: For the avoidance of doubt as to what has been permitted and in the interests of proper planning.

3. Tree and landscaping plan

No work shall commence until a detailed tree and landscaping scheme for the site, including details of trees to be retained, trees to be removed and replacement planting, has been submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall be carried out not later than the first available planting and seeding season after completion of development. Any trees or plants whether new or existing which within a period of five years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, or in accordance with details approved by the Local Planning Authority.

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

4. Materials

No external facing materials shall be installed on any building of the development until full details and samples of all the materials to be used for the external surfaces of the buildings have been submitted to and approved 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 Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

5. Cycle storage

Prior to occupation of the new development, secure and weatherproof cycle storage shall be installed in the site in accordance with approved drawing 000 (005) Rev Q.

Reason: To ensure that secure and weatherproof cycle storage facilities are provided for employees and visitors in accordance with Policy T10 of the Watford District Plan 2000 and Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

6. Car Parking

Prior to occupation of the new development, the car parking provision shall be installed in accordance with approved drawing 000 (005) Rev Q.

Reason: To ensure that sufficient on site parking is provided for employees and visitors in accordance with Policy T22 of the Watford District Plan 2000 Policies T2 and SS1 of the Watford Local Plan Core Strategy 2006-31.

7. Acoustic fence

Prior to occupation of the new development, a 2m high acoustic fence shall be installed on the east boundary of the site in accordance with approved drawing 000 (005) Rev Q.

Reason: To prevent noise disturbance to neighbouring premises pursuant to Policy SS1 of the Watford Local Plan (Core Strategy) 2006-2031

8. First floor east windows

The first floor windows in the east side elevation of Block A (as shown in proposed elevation 8 of approved drawing 000 (008) Rev M) shall be installed and retained with obscure-glazing, and shall be non-opening other than in parts of the windows which are more than 1.7 metres above the floor of the room in which the window is installed.

Reason: To prevent overlooking and consequent loss of privacy to neighbouring premises pursuant to Policy UD1 (Delivering High Quality

Design) of the Watford Local Plan (Core Strategy) 2006-2031 and the Residential Design Guide (2016).

9. Contamination

Reporting of Unexpected Contamination: 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 and where remediation is necessary a remediation scheme must be prepared 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 prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

10. No Permitted Development Change of Use

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 6 new infill units hereby approved (Units P1, P2, P3, P4, P5 and P6 on drawing number 000 (005) Rev Q) shall only be used as uses within Classes B1(b) (research and development), B1(c) (light industrial), B2 (general industry) and B8 (storage and distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason: To accord with the employment designation of the land and the details of the submitted application.

11. No Permitted Development Change of Use

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 10 podium units hereby approved shall only be used as uses within Classes B1(a) office, B1(b) (research and development), B1(c) (light industrial), B2 (general industry) and B8 (storage and distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

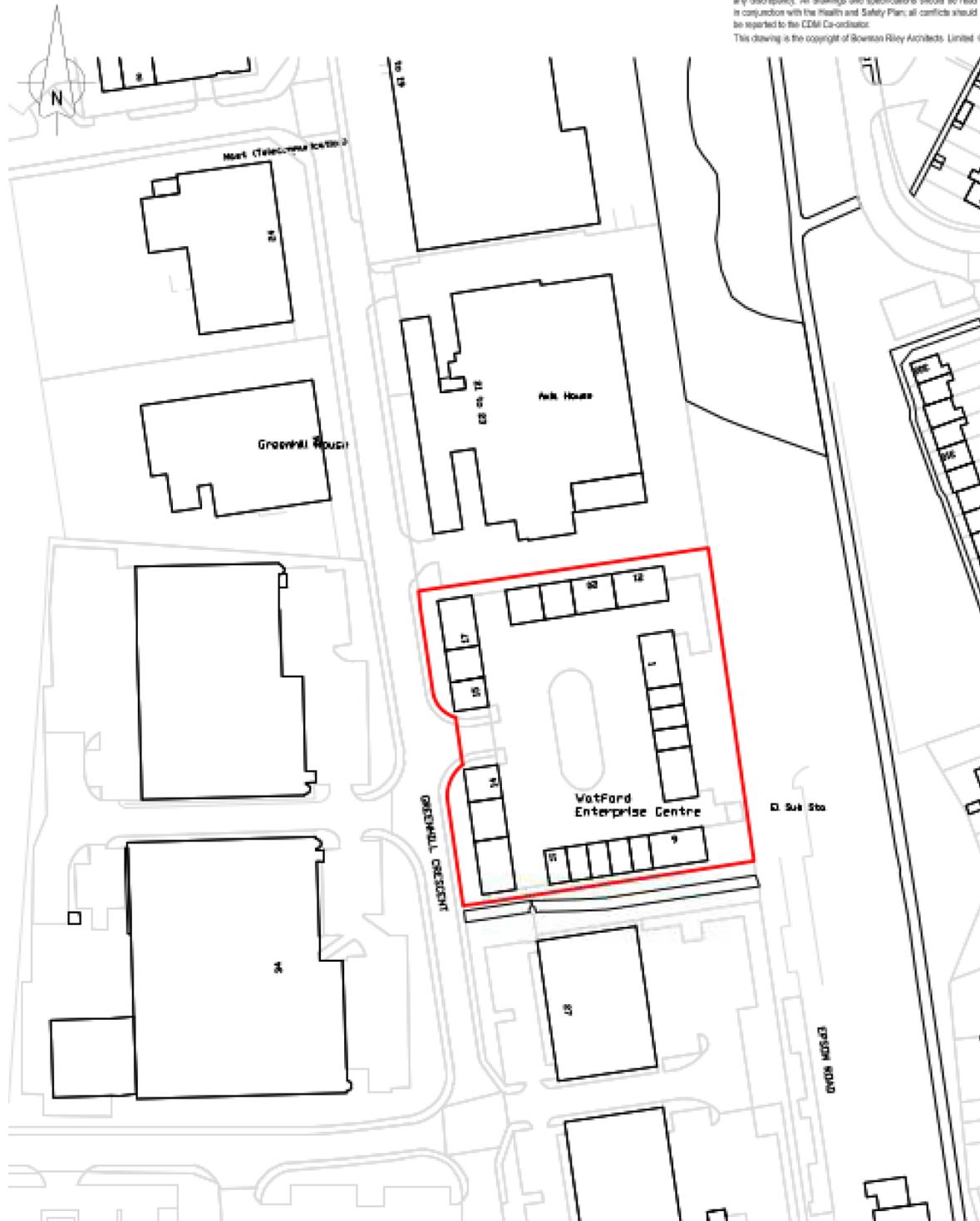
Reason: To accord with the employment designation of the land and the details of the submitted application.

Informatives

IN907 Consideration of proposal in a positive and proactive manner
IN910 Building Regulations
IN912 Hours of Construction

Site Location Plan

no dimensions to be written on this site plan unless written elsewhere at any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan; all conflicts should be reported to the CDM Co-ordinator.
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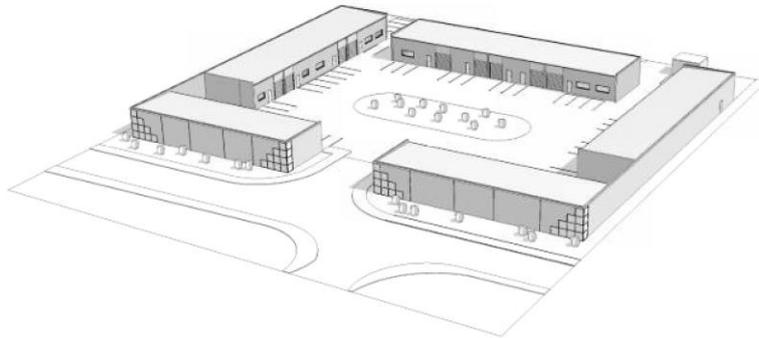
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NOMAD PROPERTIES LTD

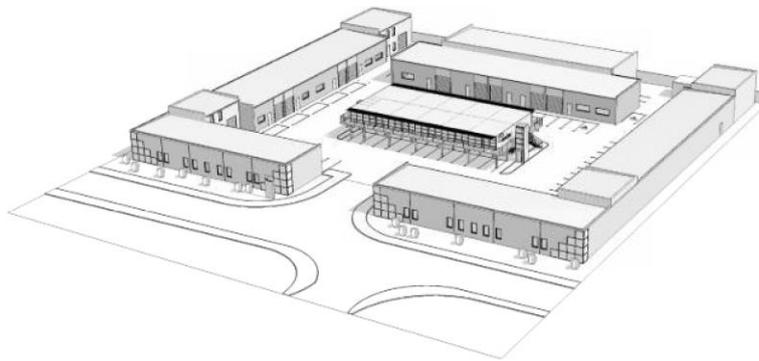
SITE LOCATION PLAN

revision		date	by
drawn by	checked by	date	scale @ A4
AS	TP	27/07/18	1:1250
project number	drawing number	revision	
8142	(000) 001		

Perspective Views



EXISTING



PROPOSED

Construction staff and operatives must ensure the principal contractor has provided thorough and accurate information on all health and safety aspects relating to the design identified on this drawing prior to the issue of Construction Phase Risk Assessments.

Health and safety information
The designers note that the following health and safety risk relating to this drawing have not been eliminated during the design process.

ref	residual risk

K	Units 20 and 21 merged	23/04/19	AS	TP
J	Unit 19 updated as per clients comments	09/04/19	AS	TP
I	Updated to Transport Requirements	02/04/19	AS	TP
H	Design updated	17/12/18	AS	TP
G	Structural and feature colour updated, customer units updated, platform lift added	02/11/18	AS	TP
F	Access to Area updated, 4.0m gap opening	23/10/18	AS	TP
E	Structural notes, site drainage added, structural updated, corner stone and side windows added	19/10/18	AS	TP
D	Plans updated following planning	15/10/18	AS	TP
C	Plans submitted following clients comments	05/10/18	AS	TP
B	Plans submitted following clients comments	15/10/18	AS	TP
A	Expansion added	26/07/18	AS	TP
	revision	date	by	CHK

All dimensions to be verified on site, and the Architect informed of any discrepancies. All drawings and specifications should be read in conjunction with the Health and Safety Plan, all conflicts should be reported to the CDM Co-ordinator.

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drawn by	checked by	date	scale @ A3
AS	TP	07/03/18	

EVOLVE GREENHILL CRESCENT, WATFORD

PERSPECTIVE VIEWS

project number	drawing number	revision
8142	(000) 010	K

file reference: L:\B142 - Evolve, Watford\B142 - 07 Rev\B142 - Evolve Watford April 19.rvt



revision	date	by	CHK

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drawn by	checked by	date	scale @ A3
AS	TP	04/16/19	

EVOLVE GREENHILL CRESCENT, WATFORD

PROPOSED 3D VIEW 2

project number	drawing number	revision
8142	(000) 012	

preliminary comment construction
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Health and safety information
The designers note that the following health and safety risk relating to this drawing have not been eliminated during the design process.

file reference: L:\B142 - Evolve, Watford\B142 - 07 Rev\B142 - Evolve Watford April 19.rvt



<p>Construction staff and operators must ensure the principal contractor has provided thorough and accurate information on all health and safety aspects relating to the design contained in this drawing, including the review of:</p> <ul style="list-style-type: none"> Design construction risk assessments Method statements Plans to work The construction information <p>The designers note that the following health and safety risk relating to this drawing have not been eliminated during the design process:</p>	<p>All dimensions to be verified on site, and the Architect informed of any changes. All drawings and specifications should be read in conjunction with the Health and Safety Plan, all workites should be reported to the CDM Co-ordinator.</p> <p>This drawing is the copyright of Bowman Riley Architects Limited. © (DO NOT SCALE THIS DRAWING)</p> <p><input type="checkbox"/> preliminary <input type="checkbox"/> comment <input type="checkbox"/> construction <input checked="" type="checkbox"/> planning <input type="checkbox"/> tender <input type="checkbox"/> record</p>	<table border="1"> <tr> <th>revision</th> <th>date</th> <th>by</th> </tr> <tr> <td>AS</td> <td>TP</td> <td>04/16/19</td> </tr> </table>	revision	date	by	AS	TP	04/16/19	<p>BOWMAN RILEY ARCHITECTS</p> <p>2nd Floor 2 Spinkers Street London EC1Y 8SP 0203 728600 LEEDS LONDON SKIPTON www.bowmanriley.com</p>
	revision	date	by						
AS	TP	04/16/19							
<p>EVOLVE GREENHILL CRESCENT, WATFORD</p>		<p>PROPOSED 3D VIEW 4</p> <table border="1"> <tr> <th>project number</th> <th>drawing number</th> <th>revision</th> </tr> <tr> <td>8142</td> <td>(000) 014</td> <td></td> </tr> </table>		project number	drawing number	revision	8142	(000) 014	
project number	drawing number	revision							
8142	(000) 014								

No reference: L:\0142 - Evolve, Watford\0142 - 07 Revise\0142 - Evolve Watford April19 2.rvt



<p>Construction staff and operators must ensure the principal contractor has provided thorough and accurate information on all health and safety aspects relating to the design contained in this drawing, including the review of:</p> <ul style="list-style-type: none"> Design construction risk assessments Method statements Plans to work The construction information <p>The designers note that the following health and safety risk relating to this drawing have not been eliminated during the design process:</p>	<p>All dimensions to be verified on site, and the Architect informed of any changes. All drawings and specifications should be read in conjunction with the Health and Safety Plan, all workites should be reported to the CDM Co-ordinator.</p> <p>This drawing is the copyright of Bowman Riley Architects Limited. © (DO NOT SCALE THIS DRAWING)</p> <p><input type="checkbox"/> preliminary <input type="checkbox"/> comment <input type="checkbox"/> construction <input checked="" type="checkbox"/> planning <input type="checkbox"/> tender <input type="checkbox"/> record</p>	<table border="1"> <tr> <th>revision</th> <th>date</th> <th>by</th> </tr> <tr> <td>AS</td> <td>TP</td> <td>04/16/19</td> </tr> </table>	revision	date	by	AS	TP	04/16/19	<p>BOWMAN RILEY ARCHITECTS</p> <p>2nd Floor 2 Spinkers Street London EC1Y 8SP 0203 728600 LEEDS LONDON SKIPTON www.bowmanriley.com</p>
	revision	date	by						
AS	TP	04/16/19							
<p>EVOLVE GREENHILL CRESCENT, WATFORD</p>		<p>PROPOSED 3D VIEW 5</p> <table border="1"> <tr> <th>project number</th> <th>drawing number</th> <th>revision</th> </tr> <tr> <td>8142</td> <td>(000) 015</td> <td></td> </tr> </table>		project number	drawing number	revision	8142	(000) 015	
project number	drawing number	revision							
8142	(000) 015								

No reference: L:\0142 - Evolve, Watford\0142 - 07 Revise\0142 - Evolve Watford April19 2.rvt



Construction staff and operators must ensure the principal contractor has provided thorough and accurate risk assessment of all construction safety aspects relating to the design identified on this drawing, including the review of:

- Design and construction risk assessments
- Method statement
- Permit to work
- The construction information

The designers take full responsibility for the health and safety risk relating to the drawings have not been eliminated during the design process.

All dimensions to be verified on site, and the Architect informed of any changes. All changes and specifications should be noted in conjunction with the Health and Safety Plan, all certificates should be reported to the CDM Coordinator.

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A: Lines 20 and 21 merged		20/04/19	AS	TP
revision	090	by	090	scale @ A3
drawn by	AS	checked by	TP	23/04/19
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PROPOSED 3D VIEW 11		
project number	drawing number	revision
8142	(000) 021	A

File reference: L:\19142 - Evolve, Watford\8142 - 07 Rev\8142 - Evolve Watford April19 3.rvt