



**WATFORD
BOROUGH
COUNCIL**

DEVELOPMENT MANAGEMENT COMMITTEE

4 March 2020

7.00 pm

Town Hall

Contact

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

Publication date: 25 February 2020

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 5 February 2020 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. **19/01365/FUL - South Lodge, Hempstead Road (Pages 6 - 31)**

Construction of new four-bedroom dwelling with associated car parking and landscaping, alterations and extension to existing South Lodge dwelling and creation of a new shared vehicular access point from Hempstead Road.

5. **19/01402/LBC - South Lodge, Hempstead Road (Pages 32 - 47)**

Listed Building Consent for alterations and extension to existing South Lodge dwelling.

6. **19/01450/FULM - 26-28 Station Road (Pages 48 - 67)**

Demolition of the existing building and construction of a mixed use seven storey block comprising 1040 sq.m of commercial space and 9 residential units.

7. 19/01375/FUL - 2 Green Lane (Pages 68 - 75)

Retrospective application for the erection of a building containing 3 x flats

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 4 March 2020
Application reference Site address	19/01365/FUL - South Lodge, Hempstead Road, Watford, WD17 4JX
Proposal	Construction of new four-bedroom dwelling with associated car parking and landscaping, alterations and extension to existing South Lodge dwelling and creation of a new shared vehicular access point from Hempstead Road.
Applicant	Woolbro Homes
Agent	ROK Planning
Type of Application	Full Planning Permission
Reason for committee Item	Number of Objections
Target decision date	5 March 2020
Statutory publicity	Watford Observer, Neighbour Letters and Site Notice
Case officer	Andrew Clarke, andrew.clarke@watford.gov.uk
Ward	Nascot

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 northern section of Hempstead Road has two branches running parallel to each other. The main western road that carries a great deal of traffic (the A411) being one of the principal roads into Watford. The eastern road is significantly quieter road serving the surrounding residential area.
- 2.2 Between the two roads is an approximately 850 metre long, 25 metre wide linear strip of land which is wooded to the west with a wide grass verge to the east. The subject site is situated between these two roads and is approximately 60 metres in length. The subject site is one of two lodges on this strip of land, with the other known as West Lodge being situated approximately 380 metres to the north.
- 2.3 On the west side of the western (main) road lies the grounds of 'The Grove' which falls within the Green Belt. On the east side of the eastern road are a row of two storey detached houses.

2.4 The site is not designated as Green Belt, nor as a Conservation Area; and although there are many trees obscuring the lodge from the public realm, they are not protected by Tree Preservation Orders. Some trees are within the site, some are outside the site on public land.

2.5 The subject site, South Lodge is a nationally Listed Building (Grade II) dating from 1835. It was listed in 1983. The following text about it is taken from Historic England's records:

"Circa 1835 painted brick lodge to Russell's. Originally Russell Farm Lodge and illustrated clad in patterns of split logs in Britton's Account of Cassiobury 1837. One storey cross plan with central triple chimney stack with moulded cornice and base. Fish-scale tiles. Gable ends to north and south, 3-sided canted bay to west and hipped gable to east. Plain chamfered window surrounds to west bay, renewed bargeboards to south gable and small projecting 3 sided window bay with tiled roof, and leaded casements with top lights. Blank panel with chamfered border above."

2.6 Since this listing a number of changes have occurred to the building. The roof has been tiled in concrete Redland 49 tiles, the walls have been painted pink, the window frames have been replaced with metal ones, two small extensions have been built (one with a flat one, one pitched) and a porch has been added in front of the kitchen door.

2.7 The result of all these changes is that the house has lost much of its original character.

3. Summary of the proposal

3.1 Proposal

3.1.1 Construction of new four-bedroom dwelling with associated car parking and landscaping, alterations and extension to existing South Lodge dwelling and creation of a new shared vehicular access point from Hempstead Road.

3.2 Conclusions

3.2.1 The extensions and alterations to the grade 2 listed South Lodge are considered acceptable being sympathetic in their proportions, protecting and enhancing historic character.

3.2.2 The design of the proposed dwelling and the associated works are considered acceptable not harming the character and appearance of the area or the setting of the listed building.

4. Relevant policies

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

5. Relevant site history/background information

5.1 On 07.07.2015 Listed Building Consent was granted on alterations and extensions to South Lodge (application reference: 15/00530/LBC). This was a delegated officer decision.

5.2 On 29.10.15 Householder Planning Permission was granted for alterations and extensions to South Lodge (application reference: 15/01207/FULH). This application accompanied the previously approved listed building consent (application reference: 15/00530/LBC). Full Planning Permission was refused for a new single storey dwelling within the South Lodge Site (application reference: 15/01208/FUL). These two decisions were made at the Watford Development Management Committee.

5.3 On 02.06.2016 The Planning inspectorate granted planning permission on appeal for the proposals refused as part of the previous planning application (application reference: 15/01208/FUL). The appeal (planning inspectorate reference: APP/Y1945/W/15/3141155), granted planning permission subject to 7 conditions. The applicant has asserted that works to this application have commenced at the site. The council contests this assertion and would consider this application to have expired on 02.06.2019.

5.4 This full planning application is similar to the development allowed at appeal. Unlike in 2015, this application does not separate consents for the alterations and extensions to South Lodge and the proposal for the new single storey dwelling within the South Lodge Site.

5.5 A Listed Building Consent application (application reference: 19/01402/LBC) accompanies this proposal.

6. Main considerations

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

- (a) Principle of the development
- (b) Works to Locally Listed Building
- (c) The Proposed New Dwelling
- (d) Access
- (e) Trees and Proposed Planting
- (f) Impact on Amenity of Adjoining Residential Properties
- (g) Boundary Treatments

6.2 (a) Principle of the development

6.2.1 The principal of extensions and alterations to a Grade 2 listed building are considered acceptable, subject to careful consideration of the proposed design.

6.2.2 The principle of creating an additional dwelling within the site has been established by the planning appeal decision dated 02.06.2016. Nevertheless, the principle of the new dwelling within the site is accepted.

6.2.3 Saved Policy H9 of the Watford District Plan states that planning permission should only be granted for back garden developments where a proper means of access would be provided and where other policies regarding good design are complied with. In this case there would be an acceptable means of access by way of a direct vehicular access from Hempstead Road (eastern branch).

6.3 (b) Works to a Listed Building

6.3.1 The proposed extensions and alterations are largely the same as those previously allowed and approved by applications 15/01207/FUL and 15/00530/LBC. This proposal includes works for the repair and refurbishment of the Grade 2 listed building to ensure its long-term conservation. Additional benefits include the replacement of the unsympathetic roof tiles and rainwater goods with more in keeping alternatives which will enhance and better reveal the significance of the building. The chimney would be repaired, the walls would be repaired and the doors and windows replaced.

6.3.2 There are some alterations to the previously approved scheme. The removal of the proposed walls either side of the chimney and their replacement with bi-folding doors is an improvement to the scheme by better respecting the original layout of the building. The removal of walls largely relates to fabric of lower heritage significance.

- 6.3.3 The applicant proposed the removal of the existing external wall (between the proposed family bathroom and bedroom 3) in order to extend this north east projection. The removal of this section of wall was considered to be harmful by the historic buildings and conservation officer. The applicant amended this element and the removal of this section of original fabric has been removed from the proposal. This existing section of the original external wall would become internal. The extension of this projection by 3 metres with a matching pitched, hipped roof is considered acceptable.
- 6.3.4 The roof line of the existing extension to the northwest would be regularised by extending the original pitched and hipped roof shape over this part. This is considered an improvement on the existing extension.
- 6.3.5 As per the previously approved application, the flat roofed extension which aligns with the northeast and northwest projections would be rebuilt with a zinc roof below the original eaves lines.
- 6.3.6 The design and proportions of the extensions mirror those approved, the cross plan footprint of the building with the central triple chimney stack would remain. The small uncharacteristic entrance porch between the northwest and northeast projections would be removed.
- 6.3.7 The extensions and alterations to the Listed Building are considered acceptable subject to a condition requiring details of the external materials to be used.

6.4 (c) The Proposed New Dwelling

- 6.4.1 The proposed new dwelling is similar to the proposal which was allowed at appeal (application reference: 15/01208/FUL). The footprint is similar and the height is the same and lower, with the new proposal being stepped with the northern part being lower. The new dwelling would be erected on land which is currently the northern end of the rear garden of South Lodge. The plot would be divided into two.
- 6.4.2 The new dwelling would be a single storey bungalow with four bedrooms as opposed to three in the previous proposal. The plans depict the property to have one double bedroom and three single bedrooms. The new dwelling would have a gross internal area of 99 square metres which would meet the minimum floor space requirements of 90 square metres for a single storey, four bedroom, five person dwelling.

- 6.4.3 The building would have be contemporary minimalist design, with a stepped flat roof, zinc fascias, yellow multi stock brick walls and many full height windows with timber surrounds. The highest part of the flat roof would be no higher than the eaves of the existing house. It has been positioned sufficiently distant from the listed building to minimise its visual impact on the setting of the Listed Building. This point has previously been accepted by the planning inspector.
- 6.4.4 Being a simple modernist style, the new dwelling does not attempt to compete with the listed building or draw attention away from it. It will have a living “green roof” of sedum plants. This has two benefits – environmental and aesthetic. This type of roof is low maintenance: it requires no soil, no watering except during a drought, it absorbs some rainwater run-off, it prevents the roof from overheating in summer, and it provides a habitat for insects and birds.
- 6.4.5 This is a minimalist design, the quality of which will depend largely on the quality of the materials. These further details are required by a condition.

6.5 (d) Access

- 6.5.1 A new vehicular access point is proposed, which would cross the grass verge and connect with the residential section of the eastern branch of Hempstead Road. This would be a shared access for both South Lodge and the new house, and it would lead to a central shared parking area, with bin stores and sheds for each house. Each house would have two marked parking spaces. Policy T22 of the Watford District Plan outlines the maximum onsite parking requirements. South Lodge would require a maximum of 1.5 spaces and the new dwelling would have a maximum of 2. Although the proposed four parking spaces is considered overprovision by 0.5 spaces, it is noted that the existing dwelling has space for more than two vehicles. This new vehicular access would replace the current access point to the existing lodge which is from the main A411 section of Hempstead Road. That old access would be blocked with a fence, although a narrow gate would be set into that for pedestrian access only. Closing the existing access point is a benefit of the scheme and is included in the conditions.
- 6.5.2 The new access arrangements would make for safer access to the existing lodge. The parking provision is in accordance with the requirements outlined in Watford’s District Plan 2000 and the new access is considered acceptable by Hertfordshire County Council Highways.

6.5.3 The application depicts sufficient cycle and refuse storage for the existing lodge and the new dwelling.

6.6 (e) Trees and Proposed Planting

6.6.1 The site is within a clearing which is surrounded by trees and shrubbery. The new building is positioned on the clearing within an area which is surrounded by trees. The applicant has proposed additional planting within the site.

6.6.2 On a site of this modest size which is surrounded by trees it is not considered necessary to request a landscaping plan. The previous appeal decision included a condition requesting the approval of a tree management plan by the local authority. This condition was discharged on 15 March 2019 (application reference: 19/00065/DISCON). The previously approved tree management plan has been updated and resubmitted with this application. Watford Borough Council's Arboricultural Officer is satisfied with the amended plan. A condition requiring accordance with the tree protection measures contained in the report will be added to any approval.

6.7 (f) Impact on Amenity of Adjoining Residential Properties

6.7.1 The neighbouring houses on the east side of Hampstead Road stand on higher ground and they look over the site. As the new house will be so low it will not intrude on their view. If they look down on it from their upper windows they will be looking at the "green" roof, which will soften its appearance and help the development blend in with the greenery around the site.

6.7.2 The extensions to the listed building and the proposed new dwelling are sufficiently distanced from each other and from neighbouring dwellings that no loss of daylight or sunlight would result.

6.8 (g) Boundary Treatments

6.8.1 The site is currently enclosed by a fence. This fence is in a poor state of repair with sections missing. A new fence in the same position is proposed, with an opening for the new access point. Details of the fencing would be required by condition.

7 Consultation responses received

7.1 Statutory consultees and other organisations

Name of Statutory Consultee /	Comment
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Other Organisation	
Hertfordshire County Council (Highways Authority)	Does not wish to restrict planning permission. Conditions and informatives proposed to ensure access and suitable parking is provided.
Historic buildings and conservation advice	Supported application subject to the revision addressed in section 6.3.

7.2 Internal Consultees

Name of Statutory Consultee / Other Organisation	Comment
Watford Arboricultural Officer	Suggested a condition to ensure compliance with tree prosection measures proposed.
Watford Waste and Recycling	Responded. No comment.

7.3 Interested Parties

Letters were sent to properties on Hempstead Road. Five objections were received. The main comments are summarised below, the full letters are available to view online:

Comments	Officer response
Insufficient Parking	Two parking spaces for each dwelling is sufficient in accordance with the provisions of the Watford District Plan. See section 6.54 above.
Vehicle Manoeuvrability within site.	The plans show that vehicles have sufficient space to manoeuvre and enter and leave the site in a forward gear.
Loss of grass verge	The provision of a vehicle crossover over the grass verge allows for improved, safer access to the site and is accepted by Hertfordshire County Council Highways.
Overdevelopment	The principal of an additional dwelling is accepted. See section 6.2 above.
Design of the new dwelling and impact on the Listed building and Local Character	The contemporary design of the new building and its distance from the listed building is considered acceptable. See section 6.4 above.
Loss of Outlook	There is no significant loss of outlook from properties on Hempstead Road. See section 6.7 above.

Size of dwellings and gardens.	Both dwellings meet national space standards and the garden size requirements of Watford's Residential Design Guide.
Biodiversity	The proposal would not result in the loss of any trees. The adjacent trees will be protected by condition and additional planting is proposed. See section 6.6 above.
Covenants on Land	Covenants of land are not a planning consideration.

8 Recommendation

8.1 That planning permission be granted, subject to the following conditions:

Conditions

1. Three Years

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

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

2. Approved Plans

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

1627_LP
1627_SP Rev: A
S_00
S_01
1627_P_EX_00
1627_RP_EX_00
1627_P_00 Rev: C
1627_RP_00 Rev: A
1627_P_01 Rev: A
1627_RP_01 Rev: A
1627_EXT_00 Rev: A
1627_E_00
1627_E_01

1627_E_02
1627_E_03 Rev: A
1627_E_04
1627_E_05
1627_E_06 Rev: A
1627_E_07
1627_E_08
1627_E_EX_00
1627_E_EX_01
1627_E_EX_02
1627_E_EX_03
1627_E_EXT_0 Rev: A
Arboricultural Method Statement
Arboricultural Method Statement Addendum Note
Heritage Statement

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

3. Materials

No development shall take place above the level of the foundations hereby permitted until samples of the external materials for both the listed lodge and new dwelling, to include, bricks, rendering, zinc fascias, roof tiles, the sedum roof, external door and window frames, rainwater goods, paving and boundary fence / gates have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the visual appearance of the site, pursuant to Policy UD1 (Delivering High Quality Design) of the Watford Core Strategy.

4. Tree Protection

The tree protection measures shall be carried out in full accordance with the recommendations detailed in the Arboricultural Method Statement Reference: AMS/MF/006/19 and the Arboricultural Method Statement Addendum Note Reference: AMS/MF/006/19/AAN1/271119 both by Marcus Foster Arboricultural Design & Consultancy.

Reason: To safeguard the trees, which represent an important visual amenity, during the period of construction works, in accordance with saved Policy SE37 of the Watford District Plan 2000.

5. Existing Vehicular Access

The new dwelling shall not be occupied until the existing vehicular access from the A411 has been stopped up to vehicles in accordance with drawing reference: 1627_RP_00 Rev: A.

Reason: In the interests of Highway Safety.

6. Permitted Development Rights

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any modification or re-enactment thereof), no development permitted under Schedule 2, Part 1, Classes A, B, C, D, E, F, G or H of the Order shall be carried out to the new house without the prior written permission of the Local Planning Authority.

Reason: Reason: To enable the Local Planning Authority to ensure that any such developments are carried out in a manner which will not be harmful to the character and appearance of the new house, and that they will not prove detrimental to the setting of the listed building in accordance with Policies UD1 and UD2 of the Watford Local Plan Part 1.

Informatives

1. Positive and proactive statement
2. Street naming and numbering
3. Building Regulations
4. Hours of Construction
5. Community Infrastructure Levy Liability
6. Highway Works
7. Storage of materials
8. Obstruction of the highway
9. Road Deposits



NOTES:
 APPLICATION SITE

No	Year	Description	Ref
-	-	-	-

WOODLITHO HOMES

Project Title
 SOUTH LODGE
 HEMPSSTEAD ROAD, WATFORD
 WF11 2LX
 Drawing Title

LOCATION PLAN

Control	Shall Issue	Scale
1827 - SP - PLOT	A3	1:1250
Drawn by	DW	Approved by
JTB	NOV 2015	DW
Project No	1827	Revision
1827	1827_LP	-

DARIA WONG ARCHITECTS

1947, 65, 65A
 CLAYDON LANE, WOODLITHO
 27291 CLAYDON HAVELL CLOSE
 WATFORD, Herts, AL9 5JY
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PLANNING ISSUE

Site Location Plan

South Elevation



North Elevation



West Elevation

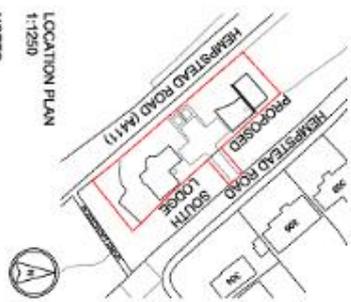
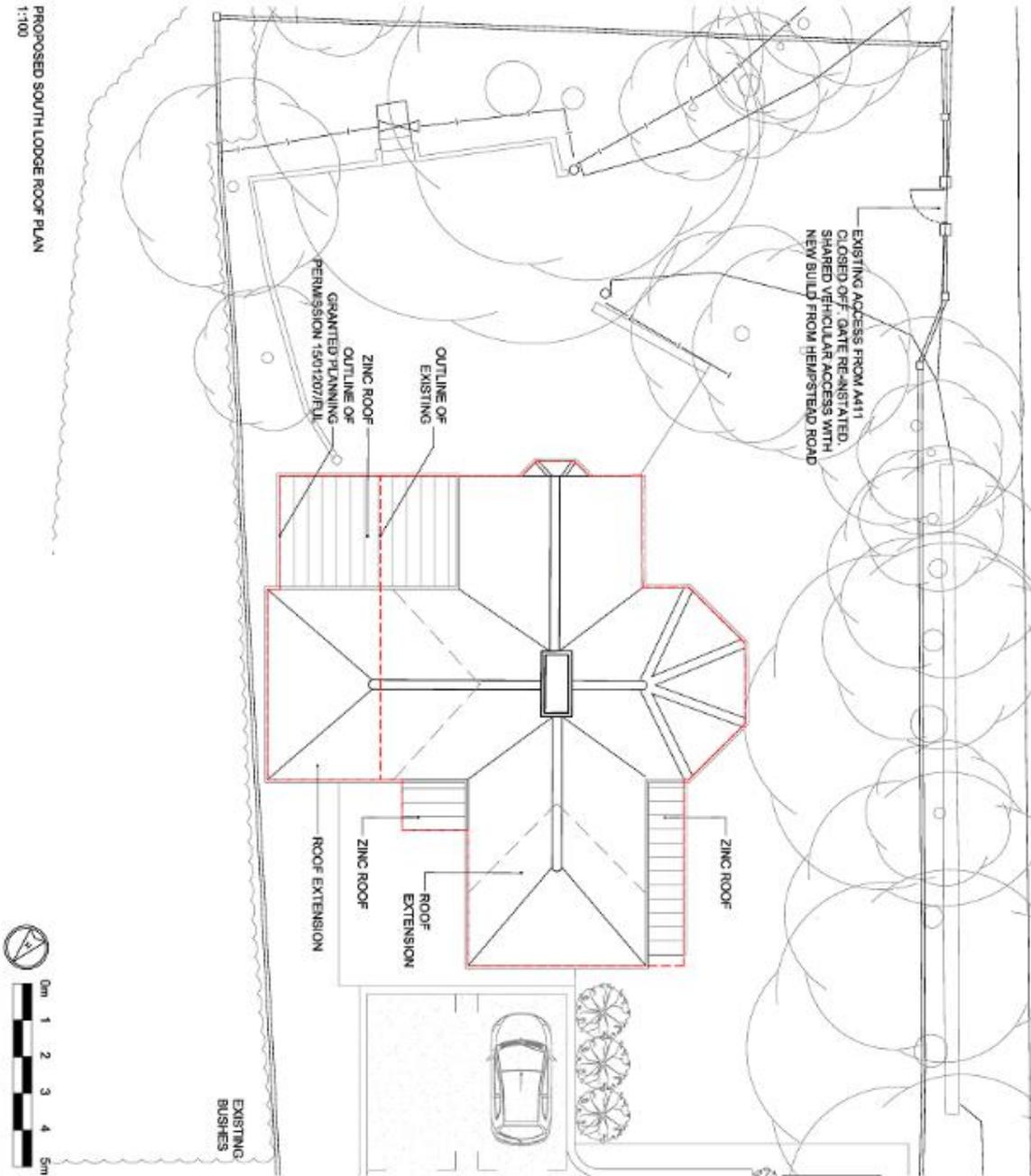


East Elevation



Aerials Showing Site Outlined in Red

PROPOSED SOUTH LODGE ROOF PLAN
1:100



LOCATION PLAN
1:1250

NOTES:
- APPLICATION SITE
TO BE READ IN CONJUNCTION WITH AGRICULTURAL REPORT AND DRAWING 1827_RP_01.

Ref	Revised	Description	Date
1	AS	Issue for planning	18/11/2018

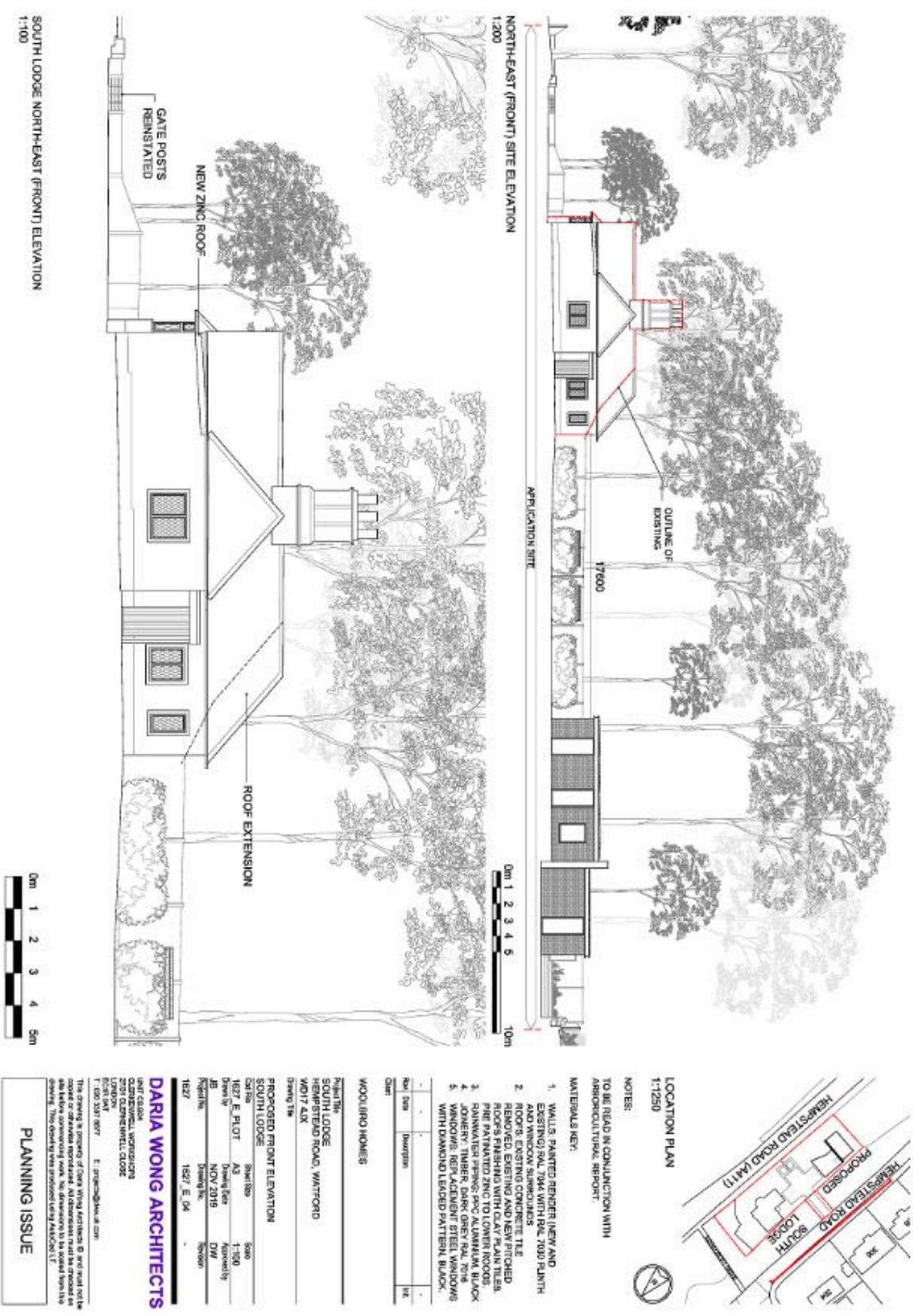
WOOLFIELD HOMES
Project No: 1827
Site: SOUTH LODGE
Address: HEMPSTEAD ROAD, WATFORD
WD17 4LX
Drawing No: 1827_RP_01

PROPOSED ROOF PLAN
Client: SHW 1880
Date: 1827_RP_01 AS
Drawn by: DW
Checked by: DW
Project No: 1827
Drawing No: 1827_RP_01

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PLANNING ISSUE

Listed Lodge Proposed Roof Plan



NOTES:
 TO BE READ IN CONJUNCTION WITH ARCHITECTURAL REPORT.
 MATERIALS NEW:

1. WALLS: PAINTED RENDER (NEW AND EXISTING), SILL 70x4 WITH PGL 7000 PLINTH AND WINDOW SILL/ROOFERS
2. ROOF: EXISTING CONCRETE TILE ROOF FINISHED WITH CLAY PAINT TILES. NEW PATTERED ZINC TO LOFTEN ROOFS.
3. RAINWATER PIPES: PPG ALUMINIUM, BLACK JOINERY: TUBER, DARK GREY PGL 70x WINDOWS: TERN, ADJACENT STEEL WINDOWS WITH DAMAGED LAMBEDED PATTERN, BLACK.

Sheet	Description	Rev
1	1:100	1

WOOLFIELD HOMES
 PROJECT:
 SOUTH LODGE
 HEMSTEAD ROAD, WATFORD
 WD17 4LX
 Drawing No:

PROPOSED FRONT ELEVATION
 SOUTH LODGE
 Client No: SHW1880
 1627 E. PLOT AS
 Design Date: 1-100
 Drawn By: NOV 2018
 DW
 Project No: Design No: Section

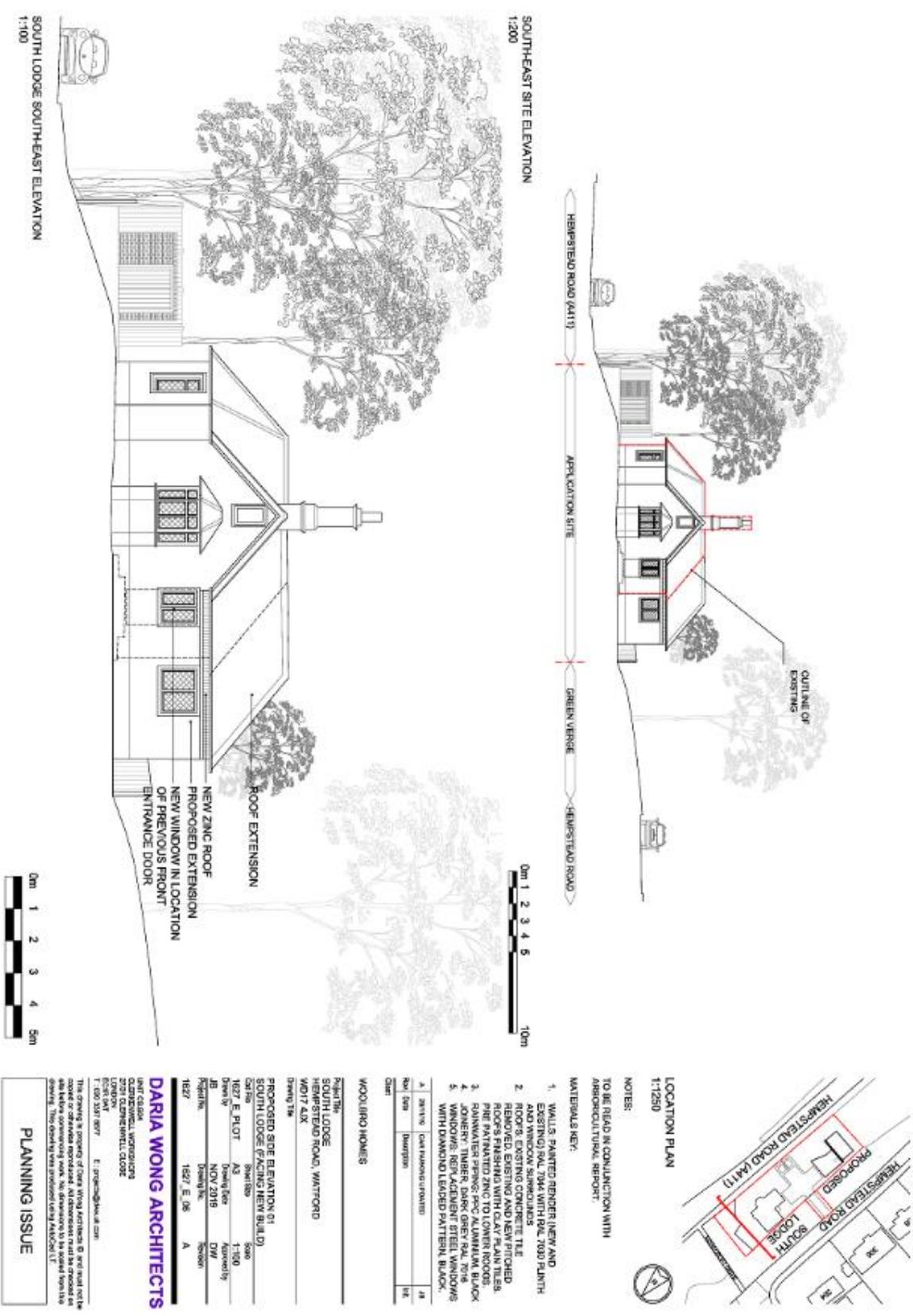
1627 E. 04

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PLANNING ISSUE

Listed Lodge Proposed North East Elevation



SOUTH-EAST SITE ELEVATION
1:200

HEMPSTEAD ROAD (M11)

APPLICATION SITE

GREEN VERGE

HEMPSTEAD ROAD

CURTAIN OF EXISTING

0m 1 2 3 4 5 10m

SOUTH LODGE SOUTH-EAST ELEVATION
1:100

ROOF EXTENSION

NEW ZINC ROOF

PROPOSED EXTENSION OF PREVIOUS FRONT ENTRANCE DOOR

0m 1 2 3 4 5m



NOTES:

TO BE READ IN CONJUNCTION WITH ARCHITECTURAL REPORT.

MATERIALS KEY:

1. WALLS: PAINTED RENDER (NEW AND EXISTING), S/L 7044 WITH P/L 7030 PLINTH AND WINDOW SILLMOULDINGS
2. ROOF: EXISTING CONCRETE TILE ROOF FINISHED WITH CLAY PAINT TILES. PROPOSED ZINC TO LOFTER ROOMS.
3. RAINWATER PIPES: PCC ALUMINIUM, BLACK
4. JOINERY: TIMBER, DARK GREY P/L 7016
5. WINDOWS: IRON, ACIDWASH STEEL WINDOWS WITH DAMPND LAMBER PATTERN, BLACK.

#	Rev	Description	Date
1	a	Issue	18/08/2018

WOOLIND HOMES

Project No: 1827 E. 06

Client: MPT/ALX

PROPOSED SIDE ELEVATION 01
SOUTH LODGE (FACING NEW BUILD)

Client: MPT/ALX

1827 E. PLOT AS Drawing Date: 1-100

Drawn by: NOV 2018 DW

Project No: 1827 E. 06 A

DARIA WONG ARCHITECTS

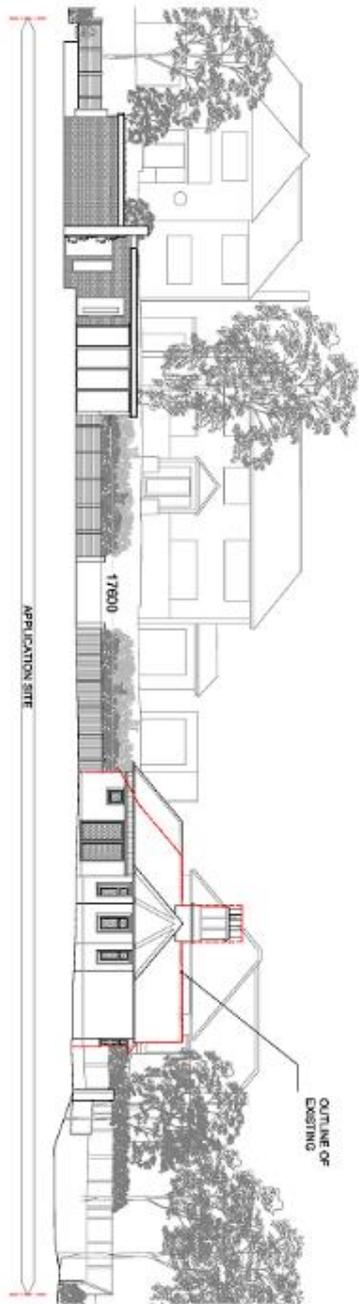
UNIT 6/50A
OAKHILL WOODSIDE
225H GLENHEATH CLOSE
GLADEVIEW VIC 3042

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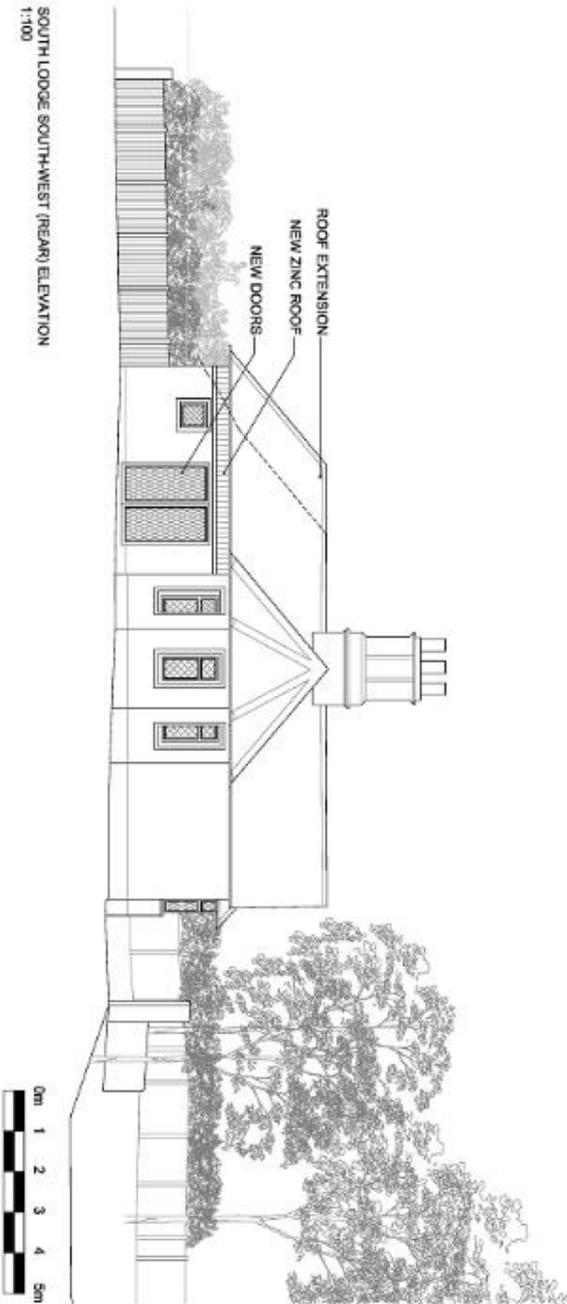
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PLANNING ISSUE

Listed Lodge Proposed South East Elevation



SOUTH WEST (REAR) SITE ELEVATION
1:200



SOUTH LODGE SOUTH WEST (REAR) ELEVATION
1:100



LOCATION PLAN
1:1250

NOTES:
TO BE READ IN CONJUNCTION WITH ARCHITECTURAL REPORT.
MATERIALS NEW.

1. WALLS: PAINTED RENDER (NEW AND EXISTING) S/WL 7044 WITH P/LC 7030 PLINTH AND WINDOW SILL/COURSES
2. ROOFS: EXISTING CONCRETE TILE ROOFS FINISHED WITH CLAY RAINTILES. P/R PATENTED ZINC TO CORNER ROOFS.
3. RAINWATER PIPING: PCC ALUMINIUM BLACK JOINERY: TUNBER, DARK GREY P/LC 7016
4. WINDOWS: REINFORCED STEEL WINDOWS WITH DAMPND LUBRID PATTERN, BLACK.

Scale	Author	Date
1:100	AW	1-1-2018
1:200	DW	NOV 2018
1:250	AW	1-1-2018

WOOLFIELD HOMES

Proposed South Lodge
Hempstead Road, Watford
WD17 4LX

PROPOSED REAR ELEVATION

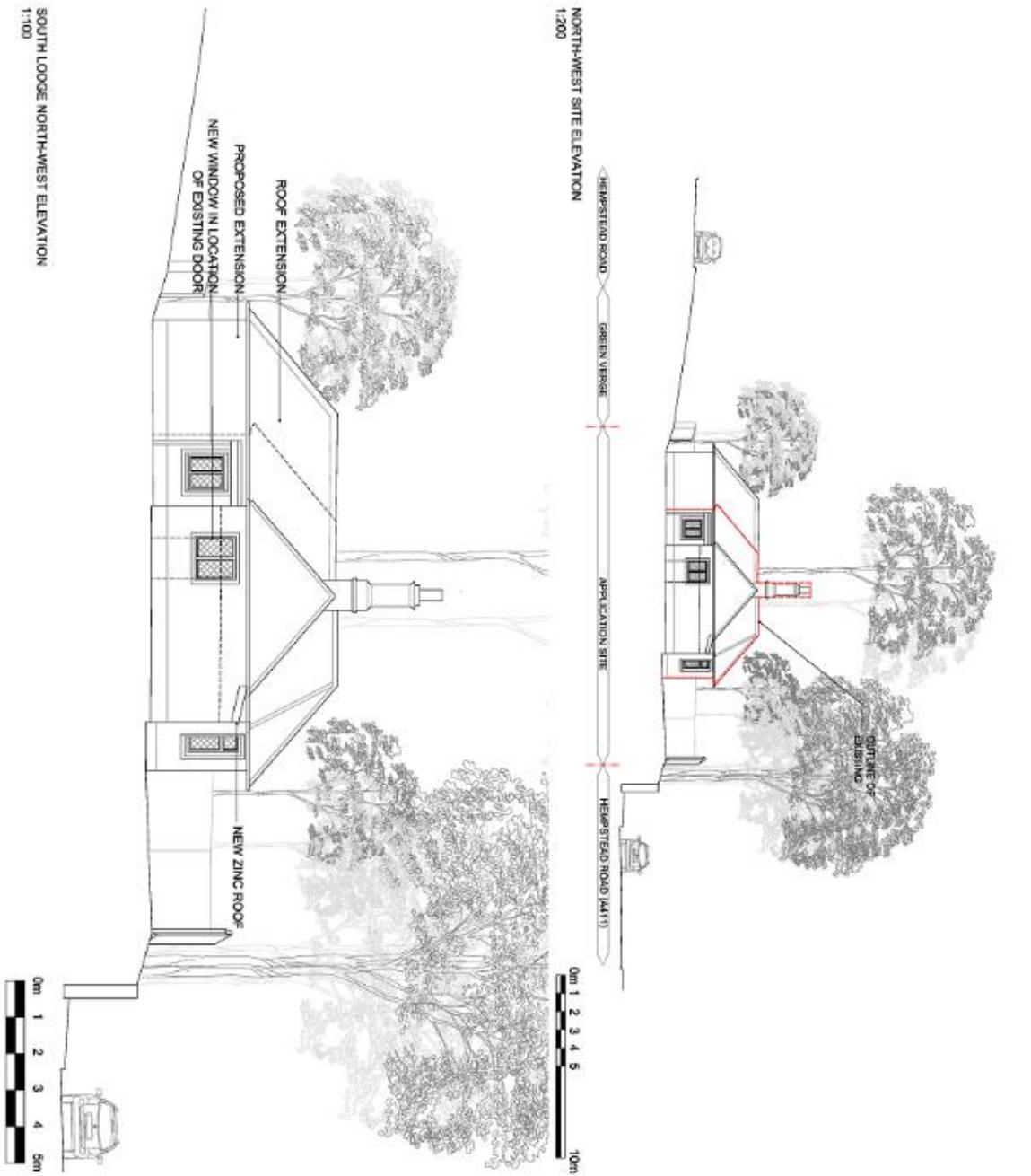
Client: SHW 1880
Date: 1-1-2018
Drawn by: DW
Checked by: AW
Project No: 1827 E_05

DARIA WONG ARCHITECTS

UNIT 6/5A
CANTONMENT WINDMILLS
207H GLENHAY WINDMILLS CLOSE
EAST AUST
T: (08) 9471 8077 E: info@dwarch.com

PLANNING ISSUE

Listed Lodge Proposed South West Elevation



LOCATION PLAN
1:1250

NOTES:
TO BE READ IN CONJUNCTION WITH ARCHITECTURAL REPORT.
MATERIALS NEW.

1. WALLS PAINTED RENDER (NEW AND EXISTING) S/W 7044 WITH P/L 7030 PLINTH AND WINDOW SILL/ROOFERS
2. ROOF'S EXISTING CONCRETE, THE R/OOFS FINISHED WITH CLAY PAINT/TILES. PINE PATTERED ZINC TO LOUVER ROOFS.
3. RAINWATER PIPES: PCC ALUMINIUM, BLACK
4. JOINERY: TUBER, DARK GREY P/L, 7016
5. WINDOWS: TERN, ADJACENT STEEL WINDOWS WITH DAMPND LAMBED PATTERN, BLACK.

Shed Size	Usage	Lot
-	-	-

WOOLIND HOMES

Project:
SOUTH LODGE
HEMPSTEAD ROAD, WATFORD
M017 4LX

Drawing No:
PROPOSED SIDE ELEVATION OF
SOUTH LODGE (FACING SITE BOUNDARY)

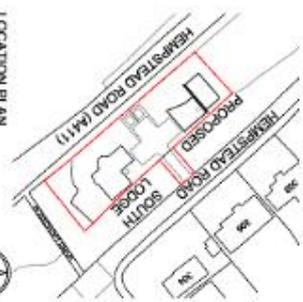
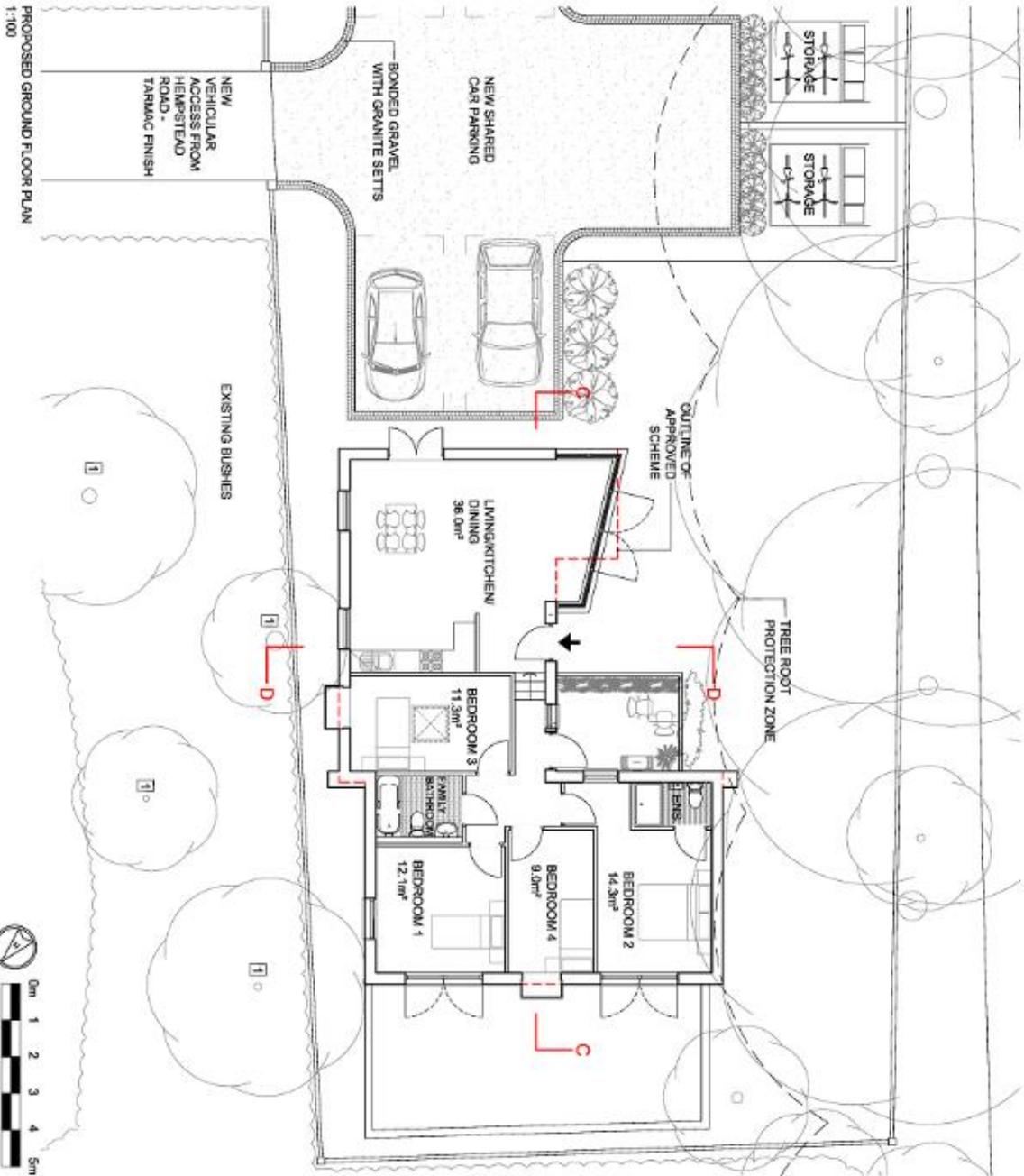
Client:
1627 E. PLOT AS
Drawn By:
1627 E. PLOT AS
Date:
1627 E. PLOT AS
Checked By:
1627 E. PLOT AS
Date:
1627 E. PLOT AS

DARIA WONG ARCHITECTS
UNIT 6/50A
OAKHILL WOODS
225H OLDFIELD HILL CLOSE
EAST LEAM
T: (020) 3477 8077 E: daria@dw.ae.com

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PLANNING ISSUE

Listed Lodge Proposed North West Elevation



NOTES:

- 1. APPLICATION SITE

TO BE READ IN CONJUNCTION WITH AGRICULTURAL REPORT AND DRAWING 1627_P_100.

1. EXISTING TREES OUTSIDE APPLICATION SITE BOUNDARY. NO WORKS PROPOSED TO THEM

Ref	Revised	Description	Date
1	AS	Issue for Planning	16/11/2018

WOOLFORD HOMES

Project No: 1627_P_01
 Site: SOUTH LODGE
 Address: HEMPSTEAD ROAD, WATFORD
 Postcode: WD17 4LX
 Drawing No: 1627_P_01

PROPOSED GROUND FLOOR PLAN

Client: SHARPS
 Date: 16/11/2018
 Drawing No: 1627_P_01
 Project No: 1627_P_01

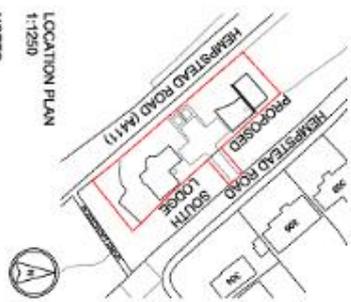
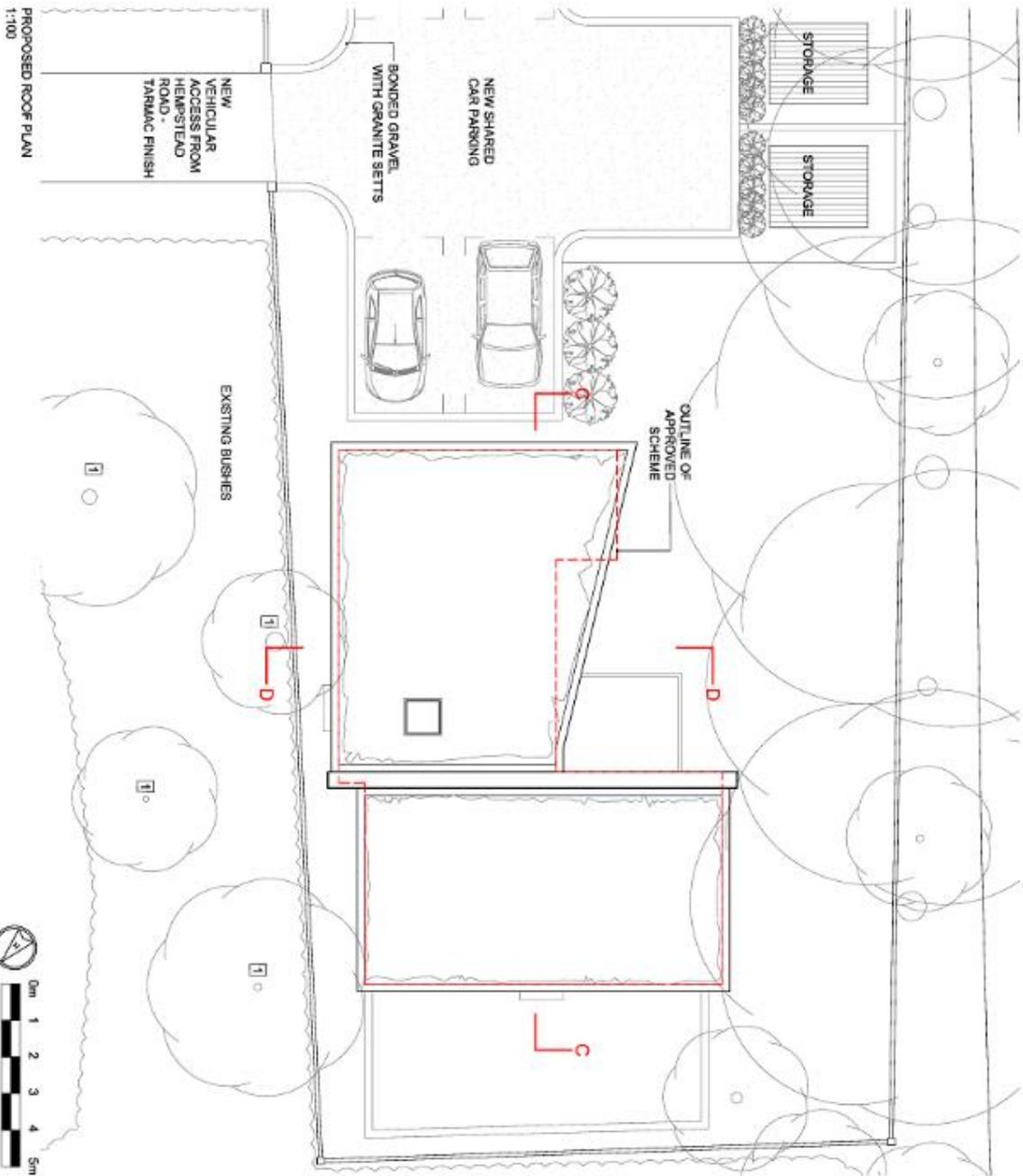
DARIA WONG ARCHITECTS

UNIT 6/5/5A
 CANTONMENT WOODS
 2294 GLENVIEW HILL CLOSE
 WATFORD, Herts, WD17 4LX
 T: 020 3487 8877 E: info@dw.co.uk

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PLANNING ISSUE

New Dwelling Proposed Floor Plan



NOTES:

— APPLICATION SITE

TO BE READ IN CONJUNCTION WITH AGRICULTURAL REPORT AND DRAWING 1627_RP_00.

1. EXISTING TREES OUTSIDE APPLICATION SITE BOUNDARY. NO WORKS PROPOSED TO THEM

Ref	Revised	Description	Date
1	AS	Issue for Planning	16/11/2018

WOOLFIELD HOMES

Project No: 1627

Client: Woolfield Homes

Site: South Lodge, Hempstead Road, Watford WD17 4LX

PROPOSED ROOF PLAN

NEW BUILD

Client: Woolfield Homes

1627_P Plot AS

Drawn by: DW

Check by: DW

Date: NOV 2018

Project No: 1627_RP_01

Scale: A

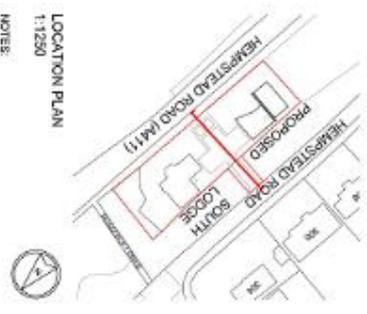
DARIA WONG ARCHITECTS

UNIT 6/5/5A
CANTONMENT WOODSIDE
225H GLENVIEW HILL CLOSE
GLASGOW G12 8JW
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PLANNING ISSUE

New Dwelling Proposed Roof Plan



LOCATION PLAN
1:1250

NOTES:
TO BE READ IN CONJUNCTION WITH ARCHITECTURAL REPORT.

MATERIALS KEY:

1. FACING BRICKWORK - WANDERSTADTEN
2. STONE CLADDING - YELLOW BALTIC SLATWOOD
3. ROOF FINISH - SEDUM PLANTED FLAT ROOF
4. ZINC FASCIA, VANDER PINGEMENTO
5. GLAZING - THERM
6. FRONT DOOR - PPG ALUMINIUM FINISH TO MATCH ZINC
7. PAVING - RIBBED GRANITE WITH GRANITE SETTS

NO.	DESCRIPTION	MTR
1	Woolbird Hooves	

WOOLBIRD HOOVES

PROJECT NO: 1807 E_02
 2021/11/08
 1807 E_02
 1807 E_02

PROPOSED SIDE ELEVATION 01
 NEW BUILD (FACING SITE BOUNDARY)

DATE: 18/11/2019
 DRAWN BY: [Name]
 CHECKED BY: [Name]

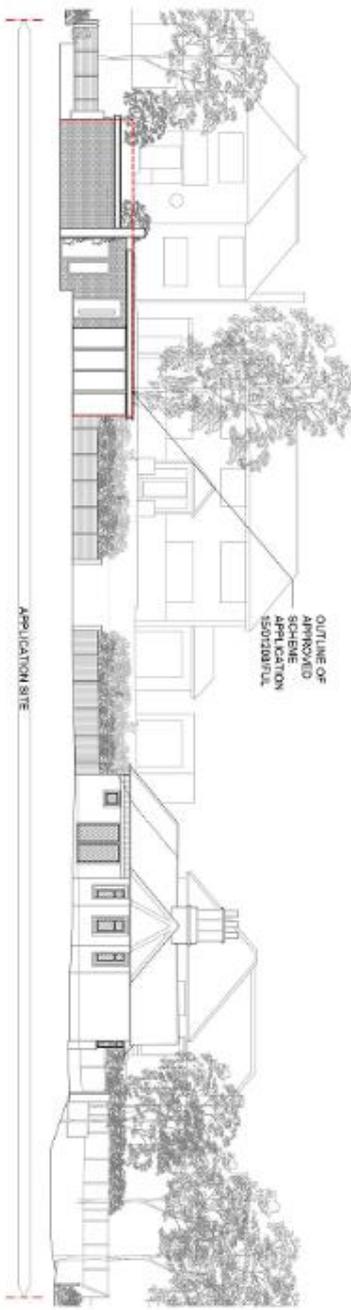
DARIA WONG ARCHITECTS

UNIT 01/30A
 62-64 WINDMILL WORKSHOPS
 100 WINDMILL CLOSE
 LONDON, SE18 2JL
 T: 020 3297 6677 E: info@daria-wong.com

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PLANNING ISSUE

New Dwelling Proposed South East Elevation



SOUTH-WEST (REAR) SITE ELEVATION
1:200



SOUTH-WEST (REAR) ELEVATION
1:100



LOCATION PLAN
1:1250

NOTES:
TO BE READ IN CONJUNCTION WITH ARCHITECTURAL REPORT.
MATERIALS KEY:

1. FALING BRICKWORK - WANDERSGANTEN
2. FALING BRICK - YELLOW BULLFINCH
3. ROOF FINISH - SEDUM PLANTED FLAT ROOF
4. ZINC FASCIA, ZINCIC FINISH
5. GLAZING - THERM
6. FRONT DOOR - FPC ALUMINIUM FINISH TO MATCH ZINC
7. PAVING - RIBBED GRANITE WITH GRANITE SETTS

REV	DATE	DESCRIPTION	BY

WOOLBIRD HOMES
 PROJECT NO: 2024/001
 PROPOSED SOUTH LODGE
 HEMSSTEAD ROAD, WATFORD
 WD17 4JX
 Drawing Title

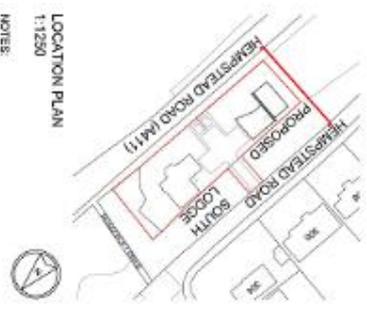
PROPOSED REAR ELEVATION
 NEW BUILD
 DATE: 18/07/2024
 DRAWN BY: AS
 SCALE: 1:100
 CHECKED BY: JG
 DATE: 18/07/2024
 DRAWN BY: JG
 SCALE: 1:100
 PROJECT NO: 2024/001

DARIA WONG ARCHITECTS
 UNIT 01/30A
 GLENHORNELL WORKSHOPS
 LONDON
 W9 1JH
 T: 020 309 6677
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PLANNING ISSUE

New Dwelling Proposed South West Elevation



NOTES:
 TO BE READ IN CONJUNCTION WITH ARCHITECTURAL REPORT.

MATERIALS KEY:

1. FACING BRICKWORK - WANDERSTADEN
2. EXTERIOR BRICK - YELLOW BULLFINCH
3. ROOF FINISH - SEDUM PLANTED FLAT ROOF
4. ZINC FASCIA, VERTICAL FINISH
5. GLAZING - TIMBER
6. FRONT ROOF - FPC ALUMINIUM FINISH TO MATCH ZINC
7. PAVING - RECTIFIED GRANITE WITH GRANITE SETTS

NO	REV	DESCRIPTION	DATE
1	A	ISSUED FOR CONSTRUCTION	18/07/2019

WOOLBIRD HOMES

PROJECT NO: 1807/1/03
 1807/1/03
 1807/1/03
 1807/1/03
 1807/1/03

PROPOSED SIDE ELEVATION (02)
 NEW BUILD (FACING SOUTH LODGE)
 SCALE: 1:100
 DATE: NOV 2019
 DRAWN BY: [Name]
 CHECKED BY: [Name]

DARIA WONG ARCHITECTS
 UNIT 01/30A
 1807/1/03

PLANNING ISSUE

New Dwelling Proposed North West Elevation

Agenda Item 5

Committee date	Wednesday 4 March 2020
Application reference Site address	19/01402/LBC - South Lodge, Hempstead Road, Watford, WD17 4JX
Proposal	Listed Building Consent for alterations and extension to existing South Lodge dwelling.
Applicant	Woolbro Homes
Agent	ROK Planning
Type of Application	Listed Building Consent
Reason for committee Item	Number of Objections
Target decision date	5 March 2020
Statutory publicity	Watford Observer, Neighbour Letters and Site Notice
Case officer	Andrew Clarke, andrew.clarke@watford.gov.uk
Ward	Nascot

1. Recommendation

- 1.1 That listed building consent be granted subject to conditions, as set out in section 8 of this report.

2. Site and surroundings

- 2.1 The northern section of Hempstead Road has two branches running parallel to each other. The main western road that carries a great deal of traffic (the A411) being one of the principal roads into Watford. The eastern road is significantly quieter road serving the surrounding residential area.
- 2.2 Between the two roads is an approximately 850 metre long, 25 metre wide linear strip of land which is wooded to the west with a wide grass verge to the east. The subject site is situated between these two roads and is approximately 60 metres in length. The subject site is one of two lodges on this strip of land, with the other known as West Lodge being situated approximately 380 metres to the north.
- 2.3 On the west side of the western (main) road lies the grounds of 'The Grove' which falls within the Green Belt. On the east side of the eastern road are a row of two storey detached houses.
- 2.4 The site is not designated as Green Belt, nor as a Conservation Area; and although there are many trees obscuring the lodge from the public realm,

they are not protected by Tree Preservation Orders. Some trees are within the site, some are outside the site on public land.

- 2.5 The subject site, South Lodge is a nationally Listed Building (Grade II) dating from 1835. It was listed in 1983. The following text about it is taken from Historic England's records:

"Circa 1835 painted brick lodge to Russell's. Originally Russell Farm Lodge and illustrated clad in patterns of split logs in Britton's Account of Cassiobury 1837. One storey cross plan with central triple chimney stack with moulded cornice and base. Fish-scale tiles. Gable ends to north and south, 3-sided canted bay to west and hipped gable to east. Plain chamfered window surrounds to west bay, renewed bargeboards to south gable and small projecting 3 sided window bay with tiled roof, and leaded casements with top lights. Blank panel with chamfered border above."

- 2.6 Since this listing a number of changes have occurred to the building. The roof has been tiled in concrete Redland 49 tiles, the walls have been painted pink, the window frames have been replaced with metal ones, two small extensions have been built (one with a flat one, one pitched) and a porch has been added in front of the kitchen door.
- 2.7 The result of all these changes is that the house has lost much of its original character.

3. Summary of the proposal

3.1 Proposal

- 3.1.1 Alterations and extension to existing South Lodge dwelling.

3.2 Conclusions

- 3.2.1 The extensions and alterations to the grade 2 listed South Lodge are considered acceptable being sympathetic in their proportions, protecting and enhancing historic character.

4. Relevant policies

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

5. Relevant site history/background information

- 5.1 On 07.07.2015 Listed Building Consent was granted on alterations and extensions to South Lodge (application reference: 15/00530/LBC). This was a delegated officer decision.
- 5.2 On 29.10.15 Householder Planning Permission was granted for alterations and extensions to South Lodge (application reference: 15/01207/FULH). This application accompanied the previously approved listed building consent (application reference: 15/00530/LBC). Full Planning Permission was refused for a new single storey dwelling within the South Lodge Site (application reference: 15/01208/FUL). These two decisions were made at the Watford Development Management Committee.
- 5.3 On 02.06.2016 The Planning inspectorate granted planning permission on appeal for the proposals refused as part of the previous planning application (application reference: 15/01208/FUL). The appeal (planning inspectorate reference: APP/Y1945/W/15/3141155), granted planning permission subject to 7 conditions. The applicant has asserted that works to this application have commenced at the site. The council contests this assertion and would consider this application to have expired on 02.06.2019.
- 5.4 A Full Planning application (application reference: 19/01365/LBC) accompanies this proposal.

6. Main considerations

- 6.1 The main issues to be considered in the determination of these applications are:
- (a) Principle of the development
 - (b) Works to a Listed Building
- 6.2 (a) Principle of the development
- 6.2.1 The principal of extensions and alterations to a grade 2 listed building are considered acceptable, subject to careful consideration of the proposed design.
- 6.3 (b) Works to a Listed Building
- 6.3.1 The proposed extensions and alterations are largely the same as those previously allowed and approved by applications 15/01207/FUL and

15/00530/LBC. This proposal includes works for the repair and refurbishment of the Grade 2 listed building to ensure its long-term conservation. Additional benefits include the replacement of the unsympathetic roof tiles and rainwater goods with more in keeping alternatives which will enhance and better reveal the significance of the building. The chimney would be repaired, the walls would be repaired and the doors and windows replaced.

- 6.3.2 There are some alterations to the previously approved scheme. The removal of the proposed walls either side of the chimney and their replacement with bi-folding doors is an improvement to the scheme by better respecting the original layout of the building. The removal of walls largely relates to fabric of lower heritage significance.
- 6.3.3 The applicant proposed the removal of the existing external wall (between the proposed family bathroom and bedroom 3) in order to extend this north east projection. The removal of this section of wall was considered to be harmful by the historic buildings and conservation officer. The applicant amended this element and the removal of this section of original fabric has been removed from the proposal. This existing section of the original external wall would become internal. The extension of this projection by 3 metres with a matching pitched, hipped roof is considered acceptable.
- 6.3.4 The roof line of the existing extension to the northwest would be regularised by extending the original pitched and hipped roof shape over this part. This is considered an improvement on the existing extension.
- 6.3.5 As per the previously approved application, the flat roofed extension which aligns with the northeast and northwest projections would be rebuilt with a zinc roof below the original eaves lines.
- 6.3.6 The design and proportions of the extensions mirror those approved, the cross plan footprint of the building with the central triple chimney stack would remain. The small uncharacteristic entrance porch between the northwest and northeast projections would be removed.
- 6.3.7 The extensions and alterations to the Listed Building are considered acceptable subject to a condition requiring details of the external materials to be used.

7 Consultation responses received

7.1 Statutory consultees and other organisations

Name of Statutory Consultee / Other Organisation	Comment
Historic buildings and conservation advice	Supported application subject to the revision addressed in section 6.3.

7.2 Internal Consultees

Name of Statutory Consultee / Other Organisation	Comment
None required for LBC application	

7.3 Interested Parties

Letters were sent to properties on Hempstead Road. Five objections were received. In the comments received, it is noted that none objected to the extension and alterations proposed to the Listed Building. The other matters raised in the objections related to and have been considered by the associated full planning application (application reference: 19/01365/FUL).

8 Recommendation

8.1 That listed building consent be granted, subject to the following conditions:

Conditions

1. Three Years

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

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

2. Approved Plans

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

1627_LP
1627_SP Rev: A
S_00
S_01
1627_P_EX_00
1627_RP_EX_00
1627_P_00 Rev: C
1627_RP_00 Rev: A
1627_P_01 Rev: A
1627_RP_01 Rev: A
1627_EXT_00 Rev: A
1627_E_00
1627_E_01
1627_E_02
1627_E_03 Rev: A
1627_E_04
1627_E_05
1627_E_06 Rev: A
1627_E_07
1627_E_08
1627_E_EX_00
1627_E_EX_01
1627_E_EX_02
1627_E_EX_03
1627_E_EXT_0 Rev: A
Heritage Statement

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

3. Materials

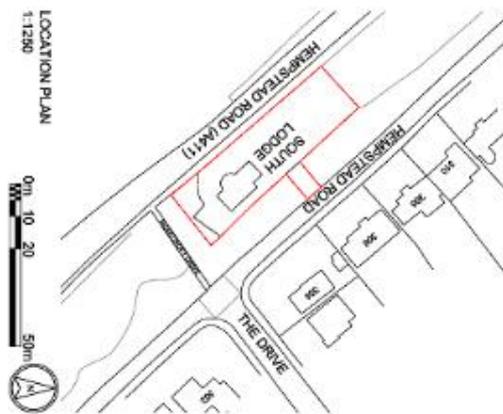
No development shall take place above the level of the foundations hereby permitted until samples of the external materials for the listed lodge, to include, bricks, rendering, roof tiles, external door and window

frames and rainwater goods have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the visual appearance of the site, pursuant to Policy UD1 (Delivering High Quality Design) of the Watford Core Strategy.

Informatives

1. Positive and proactive statement



NOTES:
 APPLICATION SITE

No	Date	Description	By
-	-	-	-

WOODLITHO HOMES

Project Title
 SOUTH LODGE
 HEMPSLEAD ROAD, WATFORD
 WF11 2LX
 Drawing Title

LOCATION PLAN

Control	Sheet No	Scale
1827_SSP_FLT	A3	1:1250
Drawn by	DW	Approved by
JTB	NOV 2015	DW
Project No	1827_LP	Region
1827	1827_LP	-

DARIA WONG ARCHITECTS

UNIT 65/66
 CLAYDONWELL WORKS/103
 27/29 CLAYDON WHEEL CLOSE
 EPPING
 EC2A 4NF
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PLANNING ISSUE

Site Location Plan

South Elevation



North Elevation



West Elevation

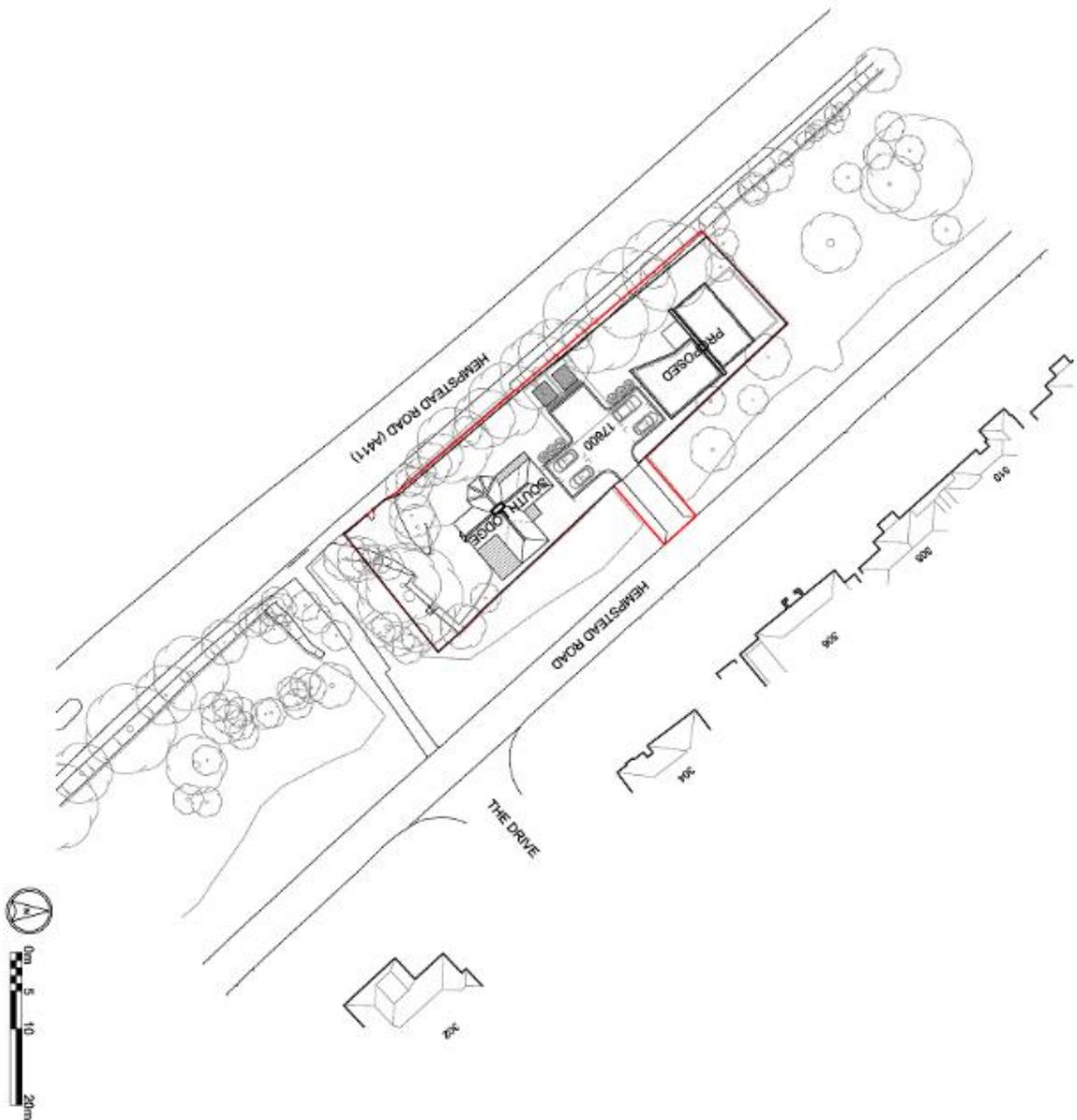


East Elevation



Aerials Showing Site Outlined in Red

SITE PLAN
1:500



NOTES:
— APPLICATION SITE

Plot No.	Area (sqm)	Area (sqft)
1	17000	18480

WOOLFIELD HOMES

Project No: 17000
 SOUTH LODGE
 HEARSTHEAD ROAD, WATFORD
 WD17 4LX
 Drawing No: 17000-SP-01

SITE PLAN

Category	Sheet No.	Scale
17000-SP-FL-01	A3	1:500
Drawn by	Designed by	Approved by
AB	NOV 2018	DW
Project No.	Design No.	System
17000	17000-SP	A

DARIA WONG ARCHITECTS

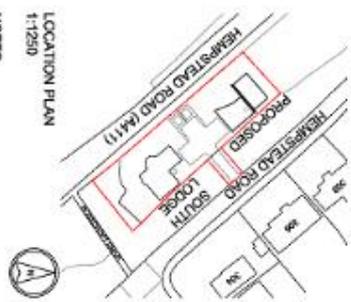
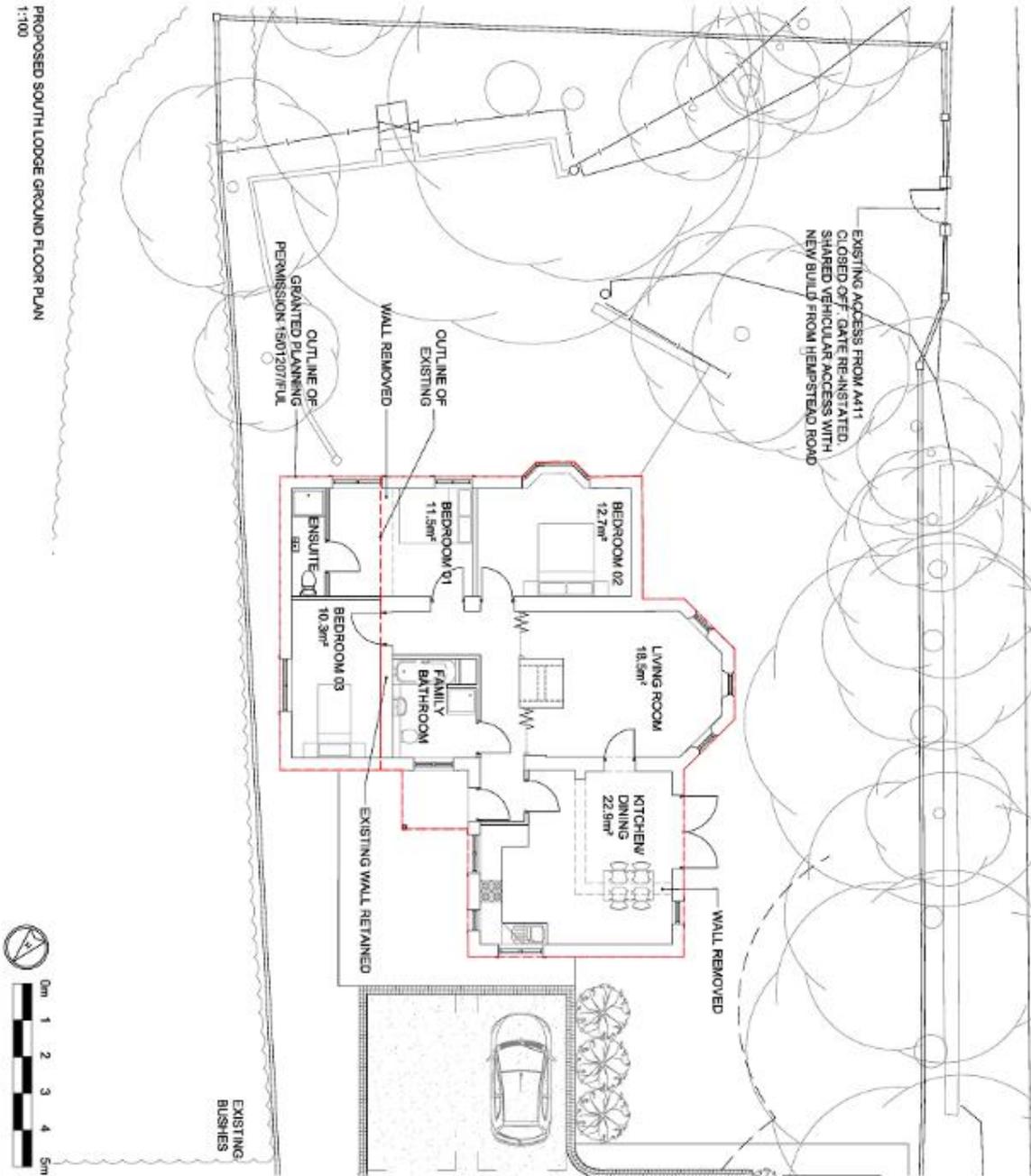
UNIT 205/5
 CANTONMENT WORKSHOPS
 205H CLARENCEWELL CLOSE
 WATFORD, Herts, UK
 T: +44 (0)1817 8977 E: info@dw.co.uk

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PLANNING ISSUE

Proposed Site Location Plan

PROPOSED SOUTH LODGE GROUND FLOOR PLAN
1:100



LOCATION PLAN
1:1250

NOTES:
- APPLICATION SITE

TO BE READ IN CONJUNCTION WITH
ARBOCULTURAL REPORT AND
DRAWING 1627_P_01.

REF	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	15/11/2018
2	REVISED TO REFLECT COMMENTS	15/11/2018
3	REVISED TO REFLECT COMMENTS	15/11/2018
4	REVISED TO REFLECT COMMENTS	15/11/2018
5	REVISED TO REFLECT COMMENTS	15/11/2018
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100	REVISED TO REFLECT COMMENTS	15/11/2018

WOOLFIELD HOMES

Project No: SOUTH LODGE
HEARSTED ROAD, WATFORD
WD17 4LX
Drawing No: 1627_P_01

PROPOSED GROUND FLOOR PLAN
SOUTH LODGE

Client	SHW 1880	Scale	1:100
Project No	1627_P_01	Drawn Date	NOV 2018
Drawn by	DW	Approved by	SW
Project No	1627_P_01	Drawn Date	NOV 2018
Drawn by	DW	Approved by	SW
Project No	1627_P_01	Drawn Date	NOV 2018
Drawn by	DW	Approved by	SW

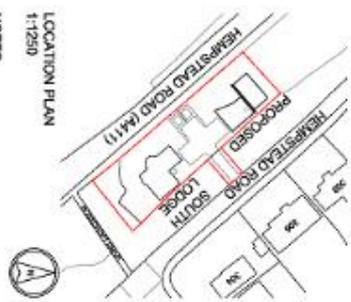
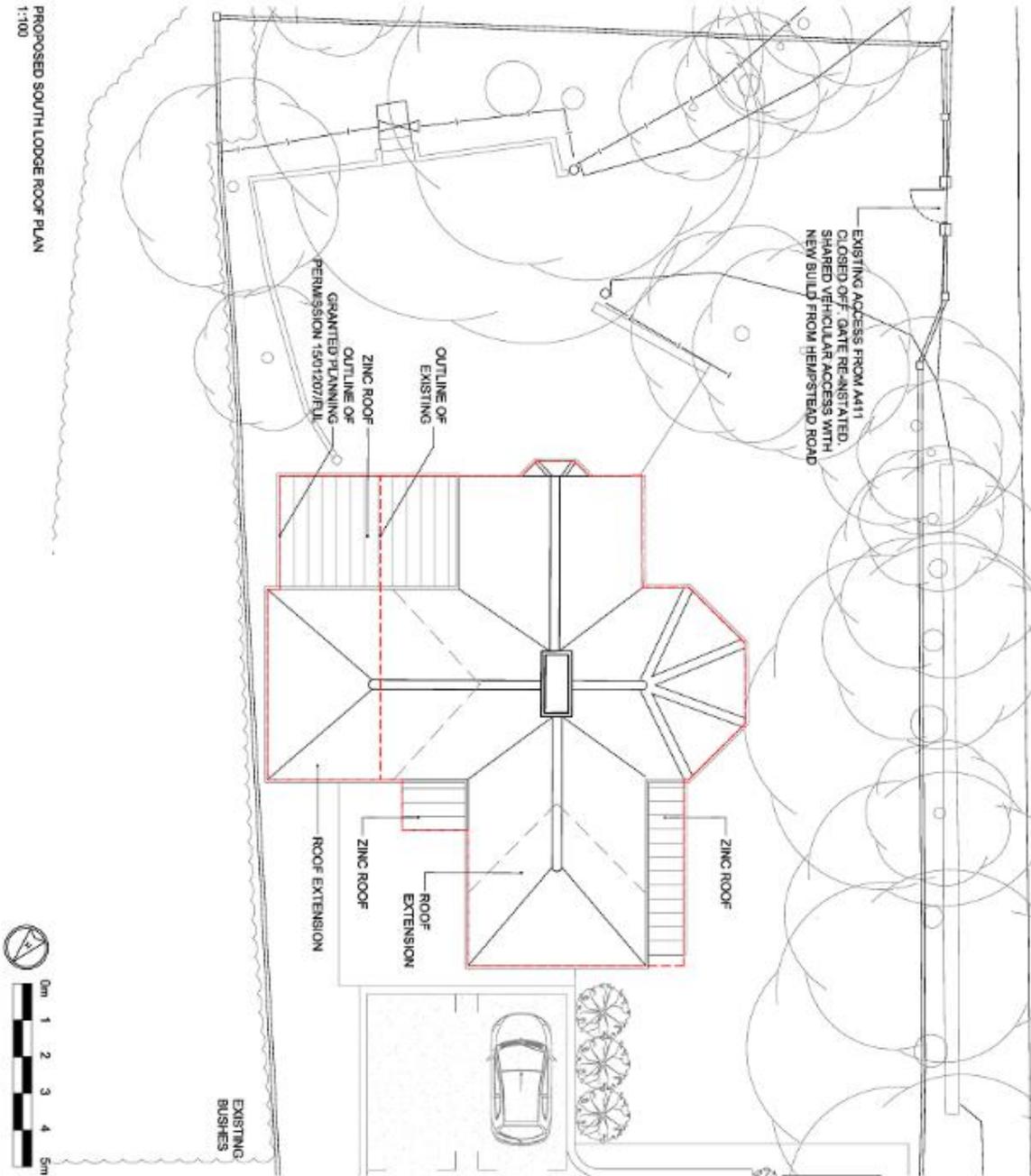
DARIA WONG ARCHITECTS
UNIT 6/50
CANTONMILL WORKSPACE
209A CANTONMILL CLOSE
EAST AVE
T: (020) 3487 8877 E: info@dwarch.com

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PLANNING ISSUE

Listed Lodge Proposed Floor Plan

PROPOSED SOUTH LODGE ROOF PLAN
1:100



LOCATION PLAN
1:1250

NOTES:
- APPLICATION SITE

TO BE READ IN CONJUNCTION WITH AGRICULTURAL REPORT AND DRAWING 1627_RP_01.

Ref	Revised	Description	By
1		Issue for planning	AW

WOOLFIELD HOMES

Project No: 1627
 Client: Woolfield Homes
 Site: South Lodge, Hempstead Road, Watford
 Drawing No: 1627_RP_01

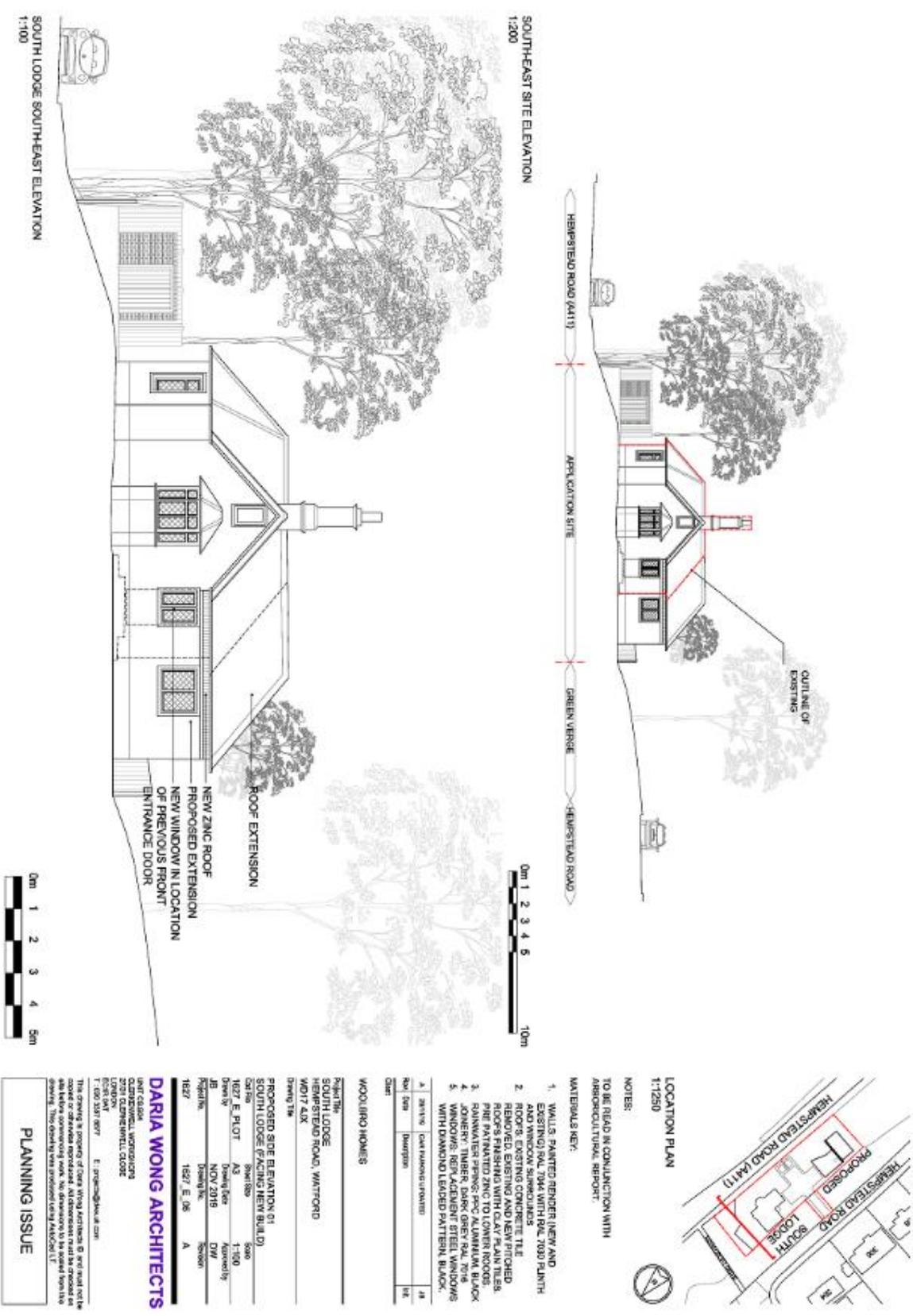
PROPOSED ROOF PLAN
 SOUTH LODGE
 SHEET 1800
 1627_P.PLOT AS
 Drawn by: DW
 Date: NOV 2016
 Approved by: DW
 Project No: 1627
 Drawing No: 1627_RP_01
 Scale: A

DARIA WONG ARCHITECTS
 UNIT 6/5/5A
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 225H GLENHAYES ROAD
 GLENHAYES, VIC 3143
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PLANNING ISSUE

Listed Lodge Proposed Roof Plan



NOTES:
 TO BE READ IN CONJUNCTION WITH ARCHITECTURAL REPORT.
 MATERIALS NEW.

1. WALLS: PAINTED RENDER (NEW AND EXISTING) S/W 7044 WITH P/L 7030 PLINTH AND WINDOW SILL/COUSERS
2. ROOF: EXISTING CONCRETE TILE ROOF FINISHED WITH CLAY PLAIN TILES. PINE PATENTED ZINC TO LOFTER ROOFS.
3. RAINWATER PIPES: PCC ALUMINIUM, BLACK
4. JOINERY: TIMBER, DARK GREY P/L, 7016
5. WINDOWS: 1876, ACIDWASH STEEL WINDOWS WITH DAMPND LAMBER PATERN, BLACK.

#	REV	DESCRIPTION	DATE
1	A	ISSUED FOR PERMITS	18/11/2018

WOOLFIELD HOMES
 PROJECT:
 SOUTH LODGE
 HEMSTED ROAD, WATFORD
 WD17 4LX

PROPOSED SIDE ELEVATION 01
 SOUTH LODGE (FACING NEW BUILD)
 DATE: 18/11/2018
 DRAWN BY: AS
 CHECKED BY: DW

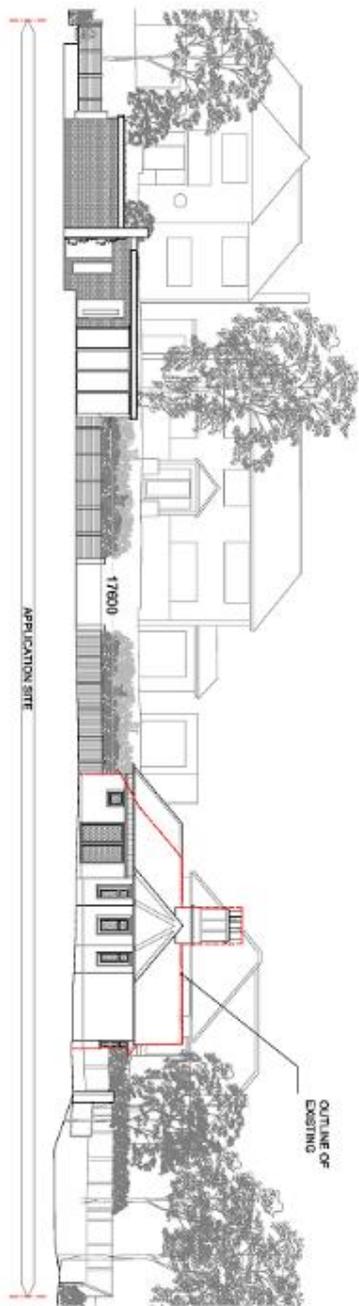
1827 E. 06
 1827 E. 06
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DARIA WONG ARCHITECTS
 UNIT 6/5A
 QUENBY ROAD, WATFORD
 WD24 8JL

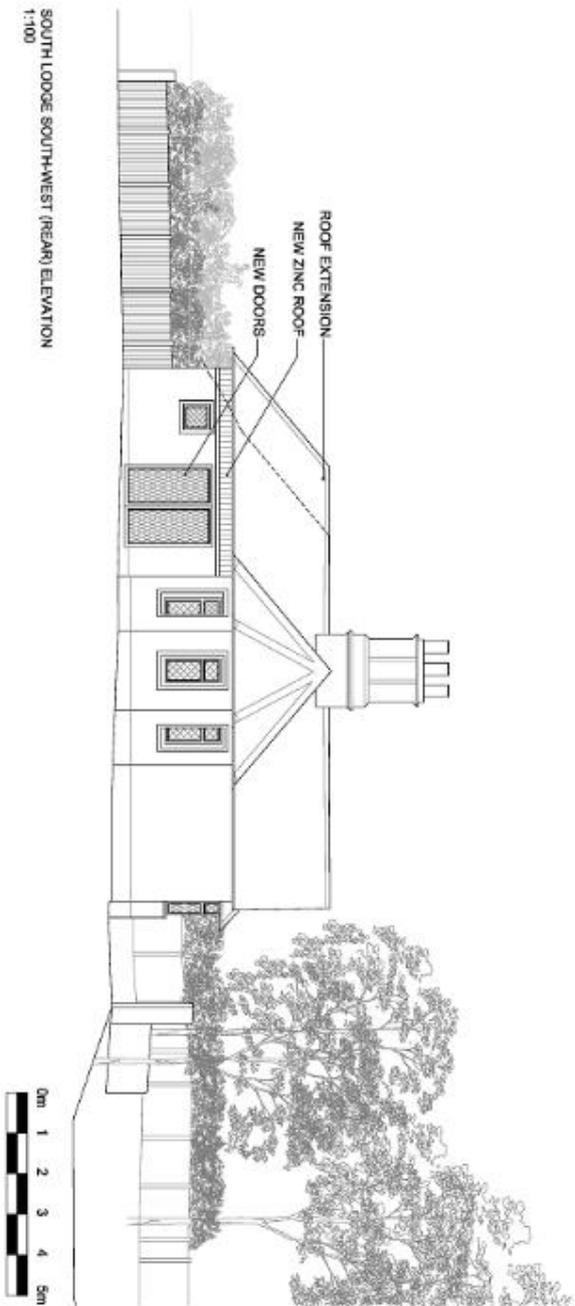
T: (01924) 2471877 E: info@dw.co.uk
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PLANNING ISSUE

Listed Lodge Proposed South East Elevation



SOUTH WEST (REAR) SITE ELEVATION
1:200



SOUTH LODGE SOUTH WEST (REAR) ELEVATION
1:100



LOCATION PLAN
1:1250

NOTES:
TO BE READ IN CONJUNCTION WITH ARCHITECTURAL REPORT.
MATERIALS NEW.

1. WALLS: PAINTED RENDER (NEW AND EXISTING) S/WL 7044 WITH P/LC 7030 PLINTH AND WINDOW SILL/COURSES
2. ROOF: EXISTING CONCRETE TILE ROOF FINISHED WITH CLAY RAINTILES. P/R PATENTED ZINC TO CORNER ROOFS.
3. RAINWATER PIPING: PCC ALUMINIUM BLACK JOINERY: TUNBR, DARK GREY P/LC 7016
4. WINDOWS: REIN. ALUMINIUM STEEL WINDOWS WITH DAMPND LUBRID PATTERN, BLACK.

Scale	Author	Date
1:100	AWA	1/18
1:200	AWA	1/18
1:500	AWA	1/18
1:1250	AWA	1/18

WOOLFIELD HOMES

PROPOSED SOUTH LODGE
HEARSTED ROAD, WATFORD
WD17 4LX

PROPOSED REAR ELEVATION
SOUTH LODGE

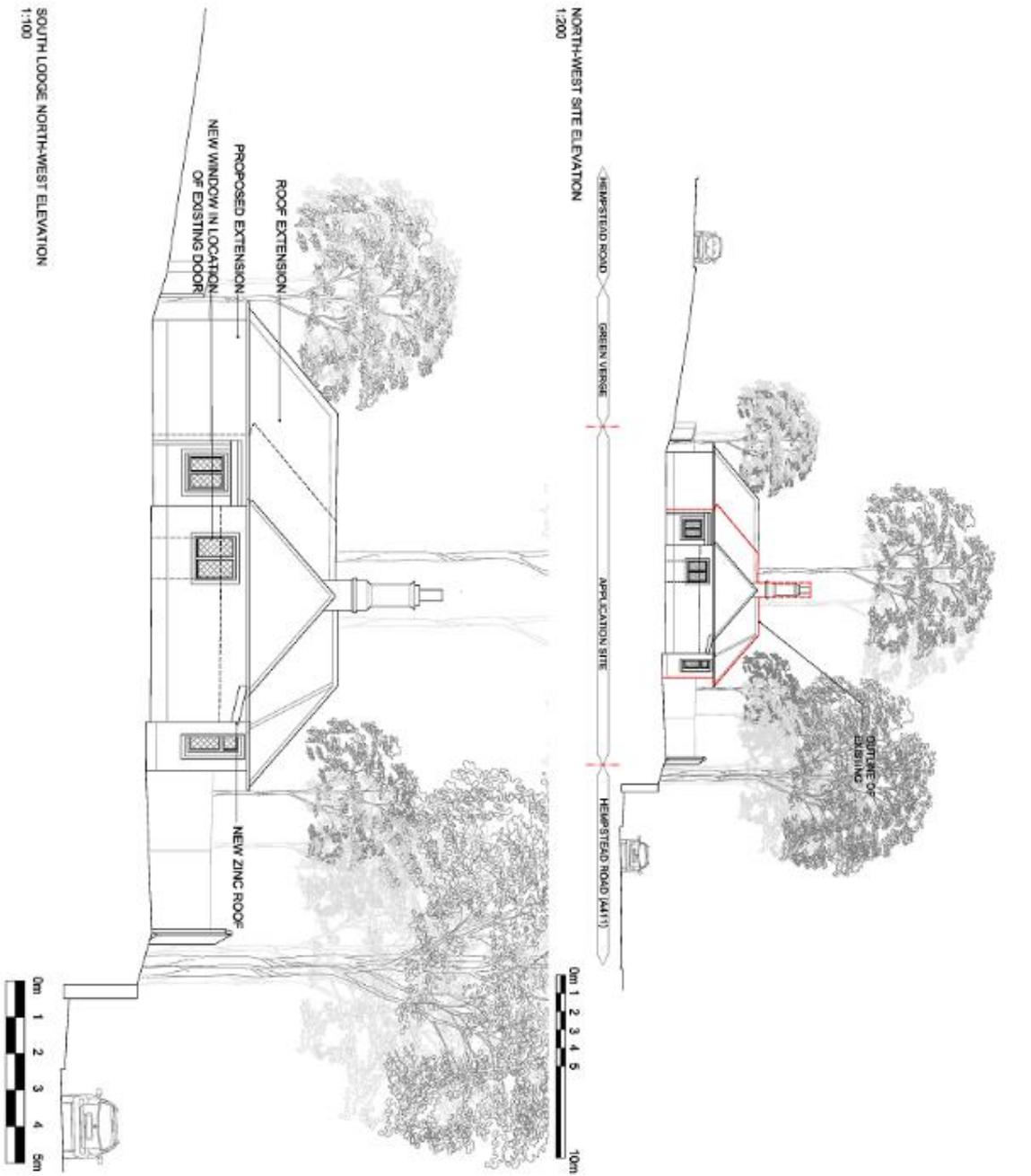
Client: SHW 1880
Date: 1-18-20
Drawn by: D/W
Checked by: J/S
Project No: 1827 E_05

DARIA WONG ARCHITECTS

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T: 01923 247187 E: info@dwarchitects.com

PLANNING ISSUE

Listed Lodge Proposed South West Elevation



LOCATION PLAN
1:1250

NOTES:
TO BE READ IN CONJUNCTION WITH ARCHITECTURAL REPORT.
MATERIALS NEW.

1. WALLS PAINTED RENDER (NEW AND EXISTING) S/W 7044 WITH P/L 7030 PLINTH AND WINDOW SILL/ROOFERS
2. ROOF EXISTING CONCRETE TILE. ROOF FINISHED WITH CLAY PAINT TILES. PINE PATTERED ZINC TO LOFTEN ROOFS.
3. RAINWATER PIPES: PCC ALUMINIUM, BLACK
4. JOINERY: TUBER, DARK GREY P/L 7016
5. WINDOWS: TERN, ADJACENT STEEL WINDOWS WITH DAMPND LAMBEED PATTERN, BLACK.

Shed Size	Usage	Lot
-	-	-

WOOLFIELD HOMES

Project:
SOUTH LODGE
HEMPSTEAD ROAD, WATFORD
M017 4LX

Drawing No:
PROPOSED SIDE ELEVATION OF SOUTH LODGE (FACING SITE BOUNDARY)
C/S No: SHW1889
1627_E_PLOT AS
Drawn By: AS
Date: NOV 2018
DW
Checked By: JH
Date: NOV 2018
1627_E_07

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PLANNING ISSUE

Listed Lodge Proposed North West Elevation

Agenda Item 6

Committee date	Wednesday, 4 th March 2020
Application reference Site address	19/01450/FULM 26 - 28 Station Road Watford
Proposal	Demolition of the existing building and construction of a mixed use seven storey block comprising 1040 sq.m of commercial space and 9 residential units.
Applicant	Neil Marshall
Agent	Wakelin Associates Ltd
Type of Application	Major Planning Permission
Reason for committee Item	Major Planning Permission
Target decision date	18.03.2020
Statutory publicity	Paper Advertisement and Site Notice
Case officer	Alice Reade, alice.reamde@watford.gov.uk
Ward	Central

1. Recommendation

Approve subject to conditions and S106 Heads of Terms as set out in section 8 of this report.

2. Site and surroundings

- 2.1 The site is located on the northern side of Station Road on the junction with St Albans Road. The site currently contains a pair of two storey buildings with loft accommodation and dormers. The premises provide commercial floor space comprising 100sqm of financial and professional services (Use Class A2) and 269sqm of general office space (Use Class B1(a)). The site contains parking at the rear and has vehicular access from St Albans Road which is shared with the adjacent properties along Station Road.
- 2.2 The site is located in the Town Centre Special Policy Area (SPA) of the Core Strategy and within an allocated employment area (E7a) in the Watford District Plan 2000. There are parking restrictions, including a Residential Controlled Parking Zone along the roads within the vicinity of the site. The site is not within a conservation area and there are no listed or locally listed buildings within or adjoining the site.

3 Summary of the proposal

3.1 Proposal

- 3.2 To demolish the existing buildings on the site and erect a mixed-use, multi-

storey development comprising:

- i) Multi storey building of up to 7 storeys
- ii) A ground floor financial and professional services premises (Use Class A2) of 139m²
- iii) Office space (Use Class B1(a)) of 901m² over 4 floors
- iv) 9 residential flats (6 x 2 bed units and 3 x 3 bed units)
- v) Car parking for 6 cars (for commercial premises)
- vi) Associated bin and bicycle storage

3.3 Conclusion

- 3.4 The 7 storey height and proposed design of the building will create a successful corner building on the site. The building has a strong core on the corner and steps back and down on each side to allow it to relate comfortably to adjacent buildings.
- 3.5 The proposed mixed used development would provide a notable increase in quality and quantity of office floor space with a proportionate uplift of 235% which will support the office and employment function of this designated employment area. The proposed replacement A2 unit at ground floor retains an active frontage to the building and again improves the quality and size of the commercial offer. The residential dwellings above would be of suitable amenity and would not undermine the office use or commercial nature of the employment area.
- 3.6 The development offers a high quality, well designed and successful mixed used scheme that will make efficient use of this 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

- 5.1 *07/00249/COU Change of use from B1 to A2*. Conditional Planning permission granted.

14/00032/FUL Proposed alterations to roof to form new gable end and front and rear dormer projections, conversion for first floor offices and new roof space into 2 new flats. Refused Planning Permission and dismissed at appeal.

18/00711/PREAPP Pre-application enquiry for demolition of existing commercial buildings, new build scheme mixed use. Summary of advice:

- No objection to the loss of the existing buildings
- Commercial led mix used development is acceptable in this employment area
- Scale was appropriate
- Some detail/design suggestions made

19/00750/FUL Demolition of the existing building and construction of a mixed use four storey block comprising 434 sqm of Commercial space and 9 residential units and associated parking.

Application Withdrawn. Officer provided advice that the development was not optimising the potential of the site, it was not providing a strong building to mark the corner and the development was not providing a sufficient uplift in office space to support the proposed residential units within the employment area.

6 Main considerations

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

- a) Principle of the proposed uses
- b) Scale and design
- c) Quality of residential accommodation
- d) Impacts on surrounding properties
- e) Transport, access and servicing
- f) Car and cycle parking
- g) Environmental considerations
- h) S106 Contributions and CIL

6.2 (a) Principle of the proposed uses

The site is within the wider Town Centre SPA in the Core Strategy and within an allocated employment area (E7a) in the Watford District Plan 2000. In accordance with saved policy E1, office uses (B1(a)) are sought in the Clarendon Road employment area. The development proposes a loss of outdated office floor space, to be replaced with modern, high quality office floorspace (Use Class B1(a)) within flexible units. This represents an increase in quality but also a significant uplift of 235% in office floorspace. This is welcomed to meet identified economic needs and would add to the vitality

and viability of the employment area and increase the economic status of the town.

- 6.3 Within the SPA, in accordance with policy EMP2 of the Core Strategy, a mix of employment uses and other uses compatible with existing employment uses as appropriate will be accommodated, with a focus on Class B1(a) office use in the Clarendon Road employment area. However, the mixed used approach for the site allows for the most efficient use of this brownfield site, in this highly sustainable location, to provide much needed homes as well as meet the economic development objectives of the SPA. Providing good quality housing is emphasised within the NPPF and meeting housing needs is also a priority within the Core Strategy.
- 6.4 Policy HS1 of the Core Strategy lists the criteria that will be taken into account in assessing the suitability of windfall sites for residential use. In this case, the site is brownfield land, is within the town centre, is not at risk of flooding and has excellent access to public transport and a wide range of services. The proposed residential provision would be subservient to, and would not undermine the use, viability or quality of the office accommodation. It is further noted that the corner adjoins the more mixed use context of St Albans Road.
- 6.5 The development provides a suitable mix of 2 and 3 bed units, compliant with policy HS2 of the Core Strategy. The residential provision is therefore supported within this mixed use development.
- 6.6 The proposed ground floor commercial unit would provide financial and professional services to visiting members of the public and, whilst falling within Use Class A2 and not Use Class B1a) (offices), it would contribute positively to the economic and employment objectives of the area. Furthermore, given the prominent ground floor location on the corner the proposed use provides an active frontage which addresses the street and also responds to the retail frontage of St Albans Road. Therefore, on balance, the proposed use is supported.
- 6.7 In summary, the mix of uses would be appropriate for this location, the uses would not conflict with one another and a mixed used development is supported to facilitate an efficient and well designed use of the site. Similar mixed use approaches are seen in developments approved at Gresham House, Hannay House, 37-39 Clarendon Road and 50 Clarendon Road.
- 6.8 (b) Scale and design
This area of the town, close to Watford Junction Station and close to

amenities, is considered as a central and highly sustainable location which is suitable for higher density development and taller buildings.

- 6.9 The proposed development includes a main element of 7 storeys in height. This height and the design of the angled column corner of this building will successfully mark the corner of St Albans Road and Station Road. The scale and height will respond well to planned and future developments at the other corners addressing St Albans Road at the junction.
- 6.10 To either side of the corner core of the building, the building steps back and steps down to each side. This allows the building to relate comfortably to the adjacent building on St Albans Road and the adjacent 2 storey building at No.24 Station Road. The relationship of the building to adjacent sites would also not prejudice potential future development.
- 6.11 The design of the building is contemporary and subject to high quality materials, will present as an attractive and high quality addition to the town.
- 6.12 The development provides significant improvements to the active frontage of the site, particularly onto St Albans Road. The ground floor includes the active frontage of the A2 unit. The office upper floors of the building will successfully address both frontages. The office and A2 entrance on Station Road will relate and reinforcing the commercial nature of the surrounding area. The residential use on the St Albans Road side would be legible and relate to the more mixed nature of St Albans Road. The residential uses at upper floor level would be discrete with recessed balconies ensuring that the residential use would not undermine or detract from the office nature of the employment area.
- 6.13 The access, layout and facilities for the various users and occupiers of the building has been successfully designed to create a high quality environment design for all users.
- 6.14 (c) Quality of residential accommodation
The proposal will provide 9 residential flats comprising 6 x 2 bed flats and 3 x 3 bed flats. The mix of these dwellings in the building with the commercial and office uses has been successfully arranged and would not create an adverse environment for the residential dwellings.
- 6.15 All homes will comply with the minimum floorspace of the nationally described space standards. All homes will have good levels of outlook, natural light and privacy. Three dwellings within the development are single aspect to the west however this is not unduly detrimental owing to the site constraints.

- 6.16 All of the dwellings will have access to a private balcony (5-6sqm) or private roof terrace area (varying from 20-45sqm). The development would not provide additional amenity areas for occupiers. On balance, the provision of amenity space is considered acceptable given the site constraints and town centre location.
- 6.17 The application is accompanied by a noise assessment. This identifies that the dwellings may be subject to adverse noise impact and recommends appropriate mitigation measures. This would be secured by condition.
- 6.18 (d) Impacts on surrounding properties
The adjacent property to the east, No24, includes flats within the upper floors. The development is angled away from the rear windows of No24 to maintain a 45 degree line on plan to these windows. The development would therefore not create a harmful loss of light or outlook to these windows. The upper floor windows of the east side of the proposed building, which serve residential corridors or are secondary windows, are shown as non-aspect and would be conditioned as such to prevent overlooking to the side neighbour.
- 6.19 There are no other nearby dwellings that would potentially be impacted upon by the proposed development.
- 6.20 (e) Transport, access and servicing
The site is located in a highly accessible and sustainable location within a short walk of Watford Junction Station and the bus interchange. The location is highly suited for new development in accordance with policy T2 Location of New Development of the Core Strategy.
- 6.21 The site retains the existing access for vehicles and refuse collection and this is unchanged from the existing situation. As demonstrated in the transport assessment and confirmed by the Highways Authority, the development creates no adverse highway impact.
- 6.22 (f) Car and cycle parking
The existing site includes informal parking area for approximately 6 cars. The proposed development will replace this parking in the rear area with 6 parking spaces for the commercial premises. This is within the maximum standards for the development at this site as set by Appendix 2 of the Watford District Plan.
- 6.23 Given the highly accessible and sustainable location of the site the car-free residential units are supported. A s106 agreement will restrict future occupiers from entitlement to park in the surrounding Controlled Parking

Zone.

6.24 The development provides appropriate cycle parking for residents and users of the commercial space in accordance with policy T10 of the Watford District Plan.

6.25 (g) Environmental considerations

6.26 i) *Surface water drainage*

The Lead Flood Authority (HCC) have no objection to the development.

6.27 ii) *Trees and landscaping*

The development includes some landscaping outside of the site boundary and on highway land. This therefore requires relevant highway consent and although welcomed, this cannot be secured by the planning permission.

6.28 (h) S106 Contributions and CIL

The development provides less than 10 dwellings meaning that no affordable housing is required. A S106 agreement is however required for the exemption of residents to park in the controlled parking areas of the surrounding roads.

6.29 The development is within a Special Policy Area and is exempted from Watford's adopted Community Infrastructure Levy.

7 Consultation responses received

7.1 Statutory consultees and other organisations

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
HCC Lead Local Flood Authority	No objection subject to conditions.	Noted and conditions added.
HCC Local Highway Authority	No objections. A condition for a Construction management plan is requested. The trees shown on St Albans Road are on highway and would require HCC consent.	Noted. The construction management plan requested is not appropriate in planning terms for this circumstance. The highway matters and potential impacts are secured by Highway and Environmental Health

		legislation. Use of a planning condition would unnecessarily duplicate this.
HCC waste and minerals	No response received	Relevant waste matters considered as part of the application.

7.2 Internal Consultees

Name of Internal Consultee	Comment	Officer Response
Planning Policy WBC	No response received.	No policy issue foreseen
Waste & Recycling Team, WBC	Bin store needs to accommodate: 1 x 1100 litre for residential 1 x 1100 litre for recycling 2 x 140 for food waste Recommendation made for residential and commercial bin storage to be separated. Also further detail of access from St Albans Road requested.	Appropriate bin storage is provided. Amended plans were submitted to include a separation to the bin storage. Further information regarding access from St Albans Road was also provided.
Environmental Health WBC	Awaiting response	
Economic development officer, WBC	No comments	Noted

7.3 Interested parties

Letters were sent to 30 properties in the surrounding area. One response was received. The main comments are summarised below, the full letters are available to view online:

Comments	Officer response
The development is out of character, the existing buildings should be retained and that objections to the development opposite at No99 St Albans Road, are relevant.	Noted however the design of the development is appropriate as discussed in the report.

8 Recommendation

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

Section 106 Heads of Terms

- i) 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 3 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:-

STR/19/PL/2/LP01 – Location Plan

STR/19/PL/2/L01 – Site Plan

STR/19/PL/2/L 10 Rev A – Proposed ground floor

STR/19/PL/2/L11 – First and second floor plan

STR/19/PL/2/L12 – Third and Fourth floor plan

STR/19/PL/2/L13 – Fifth and sixth floor plan

STR/19/PL/2/L14 – Roof plan

STR/19/PL/2/L20 – Front elevation

STR/19/PL/2/L21 – Side 1 elevation

STR/19/PL/2/L22 – Rear and Side 2 elevation

STR/19/PL/2/L23 – Rear and Side 2 elevation

STR/19/PL/2/L30 - Visuals

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

3. The development permitted by this planning permission shall be carried out in accordance with the approved surface water drainage assessment carried out by jnpgroup, reference S10681 R002 Rev B, dated June 2019.the following mitigation measures detailed within the FRA:

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 2.5 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 26.7 m³ (or such storage volume agreed with the LLFA) of total storage volume in permeable paved area.
3. Discharge of surface water from the private drain into the Thames 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.

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

To reduce the risk of flooding to the proposed development and future occupants.

4. No development shall take place 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. Final detailed drainage plan including the location and provided volume of all SuDS features, pipe runs and discharge points. If areas are to be designated for informal flooding these should also be shown on a detailed site plan.
 2. Exploration of the potential to include additional permeable paving within the site.

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.

Reason: To prevent the increased risk of flooding, both on and off site.

5. No piling shall take place 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 in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

6. No external facing materials shall be installed on the building until full details and samples of all the materials to be used for the external surfaces of the building have been submitted to and approved in writing by the Local Planning Authority. Details shall include the reveals for windows and doors of the development.

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.

7. No part of the development shall be occupied until detailed hard and soft landscaping scheme for the site, has been submitted to and approved in writing by the Local Planning Authority. The approved soft 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.

8. No dwelling within the development shall be occupied until the bin and bicycle storage for the residential dwellings has been installed in accordance with approved drawing STR/19/PL/2/L 10 Rev A. These facilities shall be retained at all times.

Reason: To ensure that adequate facilities exist for the future occupiers of the dwellings, in accordance with saved Policies T10 and SE7 of the Watford District Plan 2000, Policy UD1 of the Watford Local Plan Core Strategy 2006-31 and the Residential Design Guide 2016.

9. No part of the commercial premises shall be occupied until the bin and bicycle storage facilities for the commercial users has been installed in accordance with approved drawing STR/19/PL/2/L 10 Rev A. These facilities shall be retained at all times.

Reason: To provide sustainable travel alternatives for employees and visitors, in accordance with saved Policy T10 of the Watford District Plan 2000 and Policy T3 of the Watford Local Plan Core Strategy 2006-31, and to ensure adequate waste storage in accordance with saved Policy SE7 of the Watford District Plan 2000.

10. No dwelling shall be occupied until details of a communal terrestrial television aerial(s) and satellite dish(es) have been submitted to and approved in writing by the Local Planning Authority.

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

11. All residential units shall include the noise mitigation measures detailed in section 4.2 of the 'Acoustic Design Statement' dated DLW/7236/A dated 13th December 2019 prepared by AIRO Ltd.

Reason: To ensure residential occupiers do not experience noise disturbance.

12. The ground floor premises shown on STR/19/PL/2/L 10 Rev A shall be used only for financial and professional services within Use Class A2 and for no other purpose.

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

13. The office floorspace of the first, second, third and fourth floors, as shown on STR/19/PL/2/L11 and STR/19/PL/2/L12 shall be used only as office use within use class B1(a) of the schedule to 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.

14. The upper floor windows in the east and north east side elevations 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).

PLANNING
LOCATION PLAN
SITE AREA: 644 M²

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 1:1250



Notes:
 1. All dimensions to be used in preference to scale.
 2. The contents of this plan are the property of Wakelin Associates and shall remain the property of Wakelin Associates unless otherwise stated.
 3. No part of this plan is to be used for any other purpose without the written consent of Wakelin Associates.
 4. This plan is issued for the purpose of providing information and shall not be used for any other purpose without the written consent of Wakelin Associates.
 5. The plan is issued for the purpose of providing information and shall not be used for any other purpose without the written consent of Wakelin Associates.

Rev.	Date	Details
Project:		
26-28 Station Road		
Watford		
WD17 1JU		
Contact:		
P L A N N I N G		
Location Plan		
North:		
Drawn By:	Date:	
SAR	25.11.19	
Scale:	Rev:	
1:1250@A4	-	

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 Kings Langley Hertfordshire WD4 8RD
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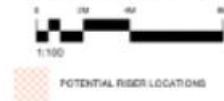


STR/19/PL/2/LP01

**PLANNING
GROUND FLOOR PLAN**



UNIT BREAKDOWN									
NO.	TYPE	USE	CLASS	AREA (M ²)	AMOUNT (%)				
1	COMMERCIAL	OFF	OFFICE	100	72.00				
2	COMMERCIAL	OFF	OFFICE	100	72.00				
3	COMMERCIAL	OFF	OFFICE	100	72.00				
4	COMMERCIAL	OFF	OFFICE	100	72.00				
5	COMMERCIAL	OFF	OFFICE	100	72.00				
6	COMMERCIAL	OFF	OFFICE	100	72.00				
7	COMMERCIAL	OFF	OFFICE	100	72.00				
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POTENTIAL RISER LOCATIONS

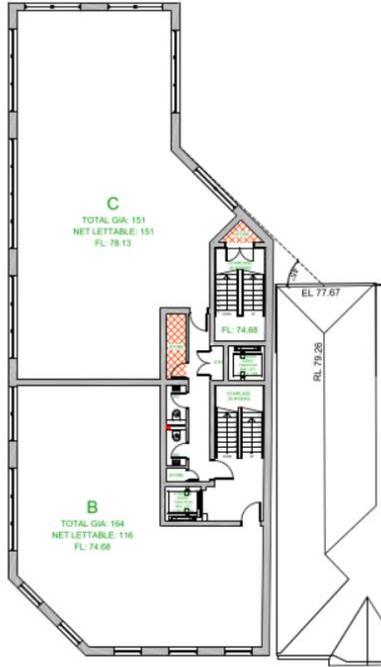
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30 - 20 St Albans Road	Plan Name	30 - 20 St Albans Road	Project No.	STR/19/PL/2/L 10A
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Wakelin	Client Name	Wakelin Associates	Project No.	STR/19/PL/2/L 10A

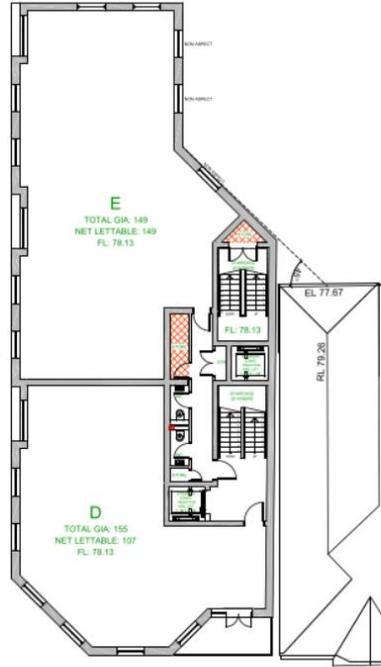
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STR/19/PL/2/L 10A

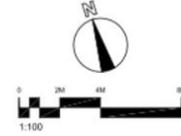
PLANNING
FIRST FLOOR PLAN



PLANNING
SECOND FLOOR PLAN



Notes:
Figured dimensions to be used in preference to scaled.
The Contractor is to check all site dimensions and buildings and obtain the Architect's confirmation in respect of any discrepancies immediately upon receipt of a report.
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Subject to survey.



NO.	TYPE	USE	FLOOR	AREA (M ²)	NETTABLE (M ²)
1	COMMERCIAL	OFF	78.13	149	149
2	COMMERCIAL	OFF	78.13	155	107
3	COMMERCIAL	OFF	78.13	151	151
4	COMMERCIAL	OFF	78.13	151	151
5	COMMERCIAL	OFF	78.13	151	151
6	COMMERCIAL	OFF	78.13	151	151
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48	COMMERCIAL	OFF	78.13	151	151
49	COMMERCIAL	OFF	78.13	151	151
50	COMMERCIAL	OFF	78.13	151	151

POTENTIAL RISER LOCATIONS

No. | Date | Drawn | Checked

26 - 28 Station Road
Watford
WD17 1JU

PLANNING
Floor Plans
First & Second Floor

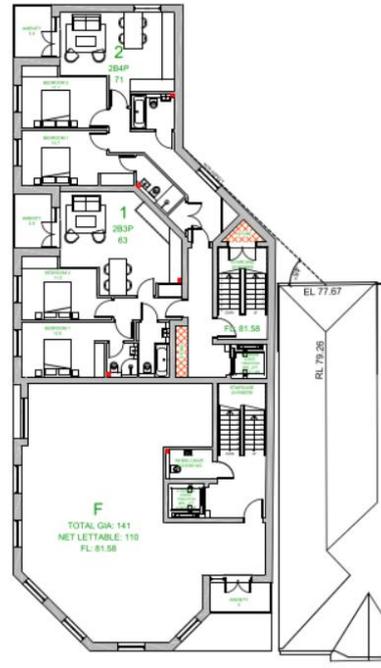
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Date: 25.11.19
Author: SAR

STR/19/PL/2/L11

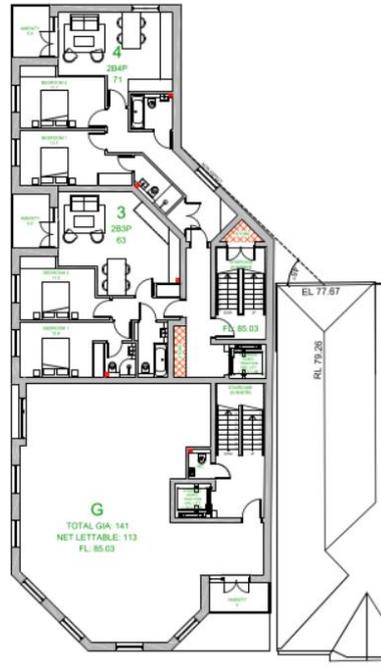
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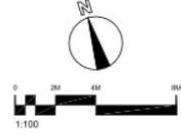
PLANNING
THIRD FLOOR PLAN



PLANNING
FOURTH FLOOR PLAN



Notes:
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NO.	TYPE	USE	FLOOR	AREA (M ²)	NETTABLE (M ²)
1	COMMERCIAL	OFF	81.58	141	110
2	COMMERCIAL	OFF	81.58	141	110
3	COMMERCIAL	OFF	85.03	141	113
4	COMMERCIAL	OFF	85.03	141	113
5	COMMERCIAL	OFF	85.03	141	113
6	COMMERCIAL	OFF	85.03	141	113
7	COMMERCIAL	OFF	85.03	141	113
8	COMMERCIAL	OFF	85.03	141	113
9	COMMERCIAL	OFF	85.03	141	113
10	COMMERCIAL	OFF	85.03	141	113
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47	COMMERCIAL	OFF	85.03	141	113
48	COMMERCIAL	OFF	85.03	141	113
49	COMMERCIAL	OFF	85.03	141	113
50	COMMERCIAL	OFF	85.03	141	113

POTENTIAL RISER LOCATIONS

No. | Date | Drawn | Checked

26 - 28 Station Road
Watford
WD17 1JU

PLANNING
Floor Plans
Third & Fourth Floor

Scale: 1:100@A2
Date: 25.11.19
Author: SAR

STR/19/PL/2/L12

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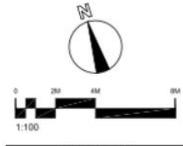
PLANNING
FIFTH FLOOR PLAN



PLANNING
SIXTH FLOOR PLAN



Notes:
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Description of quantities of materials, fixtures or products to be used in the later on location in respect of patterns or copyright material to replicate them.
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UNIT BREAKDOWN						
NO	TYPE	FLOOR	AREA (SQM)	AMOUNT (SQM)	AMOUNT (SQM)	AMOUNT (SQM)
1	OFFICE	5F	100	100	100	100
2	OFFICE	5F	100	100	100	100
3	OFFICE	5F	100	100	100	100
4	OFFICE	5F	100	100	100	100
5	OFFICE	5F	100	100	100	100
6	OFFICE	5F	100	100	100	100
7	OFFICE	5F	100	100	100	100
8	OFFICE	6F	100	100	100	100
9	OFFICE	6F	100	100	100	100
10	OFFICE	6F	100	100	100	100
11	OFFICE	6F	100	100	100	100
12	OFFICE	6F	100	100	100	100
13	OFFICE	6F	100	100	100	100
14	OFFICE	6F	100	100	100	100
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17	OFFICE	6F	100	100	100	100
18	OFFICE	6F	100	100	100	100
19	OFFICE	6F	100	100	100	100
20	OFFICE	6F	100	100	100	100
21	OFFICE	6F	100	100	100	100
22	OFFICE	6F	100	100	100	100
23	OFFICE	6F	100	100	100	100
24	OFFICE	6F	100	100	100	100
25	OFFICE	6F	100	100	100	100
26	OFFICE	6F	100	100	100	100
27	OFFICE	6F	100	100	100	100
28	OFFICE	6F	100	100	100	100
29	OFFICE	6F	100	100	100	100
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32	OFFICE	6F	100	100	100	100
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49	OFFICE	6F	100	100	100	100
50	OFFICE	6F	100	100	100	100

POTENTIAL RISER LOCATIONS

By: [Signature] Date: [Date] Drawn: [Signature]

26 - 28 Station Road
Walford
WD17 1JU

PLANNING
Floor Plans
Fifth & Sixth Floor

Scale: 1:100@Az
Date: 25.11.19
Drawn: SART

STR/19/PL/2/L13

Wakelin Associates
Architects

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PLANNING
FRONT ELEVATION
S FACING



PLANNING
SIDE ELEVATION 1
W FACING



PLANNING
VISUAL 1



PLANNING
VISUAL 2



PLANNING
VISUAL 3



PLANNING
VISUAL 4



Agenda Item 7

Committee date	Wednesday, 4 th March 2020
Application reference Site address	19/01375/FUL 2 Green Lane Watford WD19 4NJ
Proposal	Retrospective application for the erection of a building containing 3 x flats
Applicant	Mr Raj Mistry
Agent	Planitel Architectural Design
Type of Application	Full Planning Permission
Reason for committee Item	Over 5 objections have been received
Target decision date	6th March 2020
Statutory publicity	Letters to adjacent neighbours
Case officer	Alice Reade, alice.reade@watford.gov.uk
Ward	Oxhey

1. Recommendation

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

2. Site and surroundings

- 2.1 The site is located at the northern end of Green Lane, adjacent to Hollybush Close and near to the junction of Green Lane with Oxhey Road. The site experiences a significant ground level change with ground level falling from the front of the site down to the rear.
- 2.2 The site previously contained one detached house. This was demolished and two detached buildings were built of the design and position of two houses approved under permission 12/00402/FUL. This application relates to the north side building which has accommodation over 4 floors.
- 2.3 The site is not within a Conservation Area and there are no listed buildings on or near the site. There are TPO trees in the vicinity of the site although none on the site itself.

3. Summary of the proposal

3.1 Proposal

- 3.2 Retrospective permission sought for the erection of the building to contain 3 flats. The building position, scale and design is identical to that of the building previously approved as a house.

3.3 Conclusion

- 3.4 The building scale, position and design is as already approved and remains acceptable. The use of the building as three flats is acceptable and would create no adverse harm to the area, the amenities of neighbours or the local highway. Appropriate landscaping, parking and bin and bicycle storage is secured by condition to be approved and installed within a specified time period.

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 12/00402/FUL Erection of 2 no. four bedroom detached dwellings Conditional Planning Permission granted on 16th July 2012.

Associated application for the discharge of conditions for planning permission reference 12/00402/FUL

19/00504/COU Change of use from 4 bedroom detached house to three individual flats (one 1 bed flat, one 3 bed flat and one 3 bed duplex flat)

Withdrawn. Officer advice to applicant:

- The building has not been built and occupied as a house and therefore a change of use application is cannot be granted
- Retrospective permission would be needed for the building to contain flats.
- The flats would need to comply with minimum described internal space standards and some rooms of the basement flat may have poor light and outlook.

6. Main considerations

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

- a) Principle of development
- b) Scale and design
- c) Quality of residential accommodation
- d) Impacts on surrounding properties
- e) Trees and landscaping
- f) Car parking and highway impact

- g) Bin and Bicycle storage
- h) S106 Contributions and CIL

6.2 (a) Principle of development

Residential development in this predominantly residential areas remains acceptable in accordance with policy HS1 of the Core Strategy. The local context is predominantly family housing however the introduction of flats is also acceptable in principle, subject to all other planning considerations.

6.3 (b) Scale and design

The building externally remains identical to that approved as a house under planning permission 12/00402/FUL. Subject to the provision of appropriate bin storage for the additional occupiers and appropriate landscaping, the development consisting of flats would create no change to the visual impact of the building.

6.4 (c) Quality of residential accommodation

The proposed dwellings would comply with the minimum Gross Internal Areas (GIAs) set out within the Residential Design Guide and nationally described space standards as set out below:

	GIA	Minimum standard	Compliant?
Flat 1 (1 bed 1 person)	89sqm	37 sqm	Yes
Flat 2 (1 bed 2 person)	50sqm	50 sqm	Yes
Flat 3 (3 bed 5 person)	98sqm	93 sqm	Yes

6.5 The basement flat would have some areas with limited light and outlook however the open plan nature of the dwelling would maintain a suitable living environment for future occupiers.

6.6 The communal garden of 190sqm would be accessible and useable to all occupiers and would exceed the minimum size guidance for amenity space for 3 flats of 80sqm.

6.7 (d) Impacts on surrounding properties

The building position and scale relative to neighbours is unchanged from the previous planning permission and this remains acceptable. The flatted nature of the development would not create any unreasonably adverse impact to neighbours.

- 6.8 As per the previous planning permission, the side windows are again conditioned to be obscurely glazed and fixed closed below 1.7m to prevent overlooking to neighbouring properties.
- 6.9 (e) Trees and Landscaping
The landscaping scheme of the approved application has not been implemented in accordance with the approved plans. Instead the frontage of the site has been laid fully to hard standing. This is visually unattractive and creates a visually dominant parking area. This is recommended that detail of a revised landscaping area are secured by a condition to this permission to ensure this can be implemented and enforced under this new permission.
- 6.10 (f) Car parking and highway impact
The planning permission for the building as a house included a front access and driveway for parking shown for 3 cars although could contain more. This front access is unchanged and there is no objection from the highway authority.
- 6.11 The application form states that the proposed development again includes parking for 3 cars however the driveway built as larger than approved, would allow for significantly more cars than 3.
- 6.12 In accordance with Appendix 2 of the Watford District Plan 2000, the development in this location should provide a maximum of 5 car parking spaces. The oversupply of parking would facilitate additional` traffic and congestion contrary to saved policy T22 of the Watford District Plan 2000. This is therefore, again, to be addressed by way of condition to return this to a similar size and layout of that previously approved and to prevent an oversupply of parking.
- 6.13 (g) Bin and bicycle storage
The proposed plans show bin and bicycle storage to the side of the house however no detail of secure enclosure facilities are provided. This location is also unsuitable as it would require bins and bicycles to be taken up and down steps. Details of appropriate bin and bicycle storage would therefore be required by condition.
- 6.14 (h) S106 Contributions and CIL
The development provides less than 10 dwellings meaning that no affordable housing is required.
- 6.15 The development is liable for Community Infrastructure Levy under the

Council's adopted charging schedule.

7. Consultation responses received

7.1 Statutory and internal consultees

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
HCC Highways Authority	No objection.	Noted.
Arboricultural officer	No objection.	Noted.

7.3 Interested parties

Letters were sent to 6 properties in the surrounding area. Responses have been received from 6 properties. The main comments are summarised below, the full letters are available to view online:

Comments	Officer response
The building has not been built as a house as was approved and the flats are already built and occupied.	It is noted that this application is retrospective. The development is however assessed on its own merits and the retrospective nature does not prevent the grant of planning permission for a development that is acceptable in planning terms.
The flats overlook neighbours to the rear.	The building, its height and its windows remain in the same position as the approved house. The flats would see more dwellings at the premises however the use remains residential and any overlooking is not unreasonable or harmful.
The area is being overdeveloped to flats.	The area remains characterised by large family homes. The external nature of the building would remain in keeping with this character. The creation of flats in this areas is not harmful and would add to the mix of homes available in the area.
Increased traffic generation	The highways authority have no objection to the development.
Overdevelopment of the site	The building remains of the size and design already approved. The flats all meet the minimum size requirements and would have

	appropriate parking and amenity space. The development is not considered to be overdevelopment.
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8. Recommendation

Planning permission be granted subject to the following conditions:

1. 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:

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

2. Within 3 months of this decision, details for all hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a smaller front driveway area for the parking of no more than 3 cars and soft landscaping to the front and rear of the site. The approved hard landscaping shall be carried out within 3 months of the approval of the details and shall be retained at all times. The soft landscaping shall be carried out not later than the first available planting and seeding season following approval of the details. 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: To prevent an oversupply of parking at the site pursuant to saved policy T22 and T24 of the Watford District Plan 2000 and in the interests of the visual appearance of the site in accordance with Policies SD1, GI3 and UD1 of the Core Strategy.

3. Within 3 months of the date of this decision details of the size, type, siting and finish of refuse and recycling storage enclosures for the flats shall be submitted to and approved in writing by the Local Planning Authority. The stores approved under this condition shall be installed and made available for use within 3 months of the approval of the details and shall be retained at all times for refuse/recycling only and shall not be used for any other purpose.

Reason: In the interests of the visual appearance of the site, to ensure that adequate waste storage facilities are provided and to ensure that a

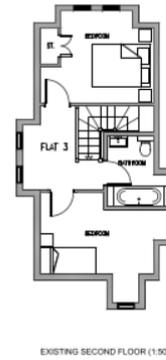
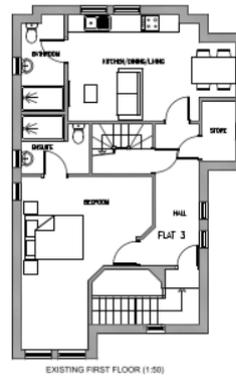
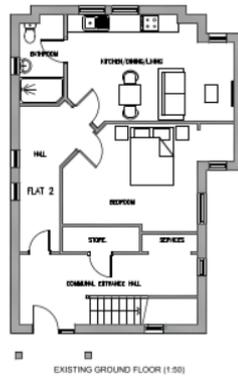
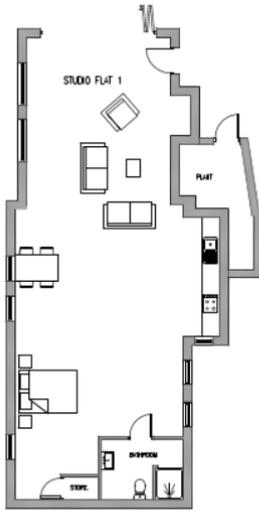
suitable living environment is provided, in accordance with 'saved' policies H13 and SE7 of the Watford District Plan 2000 and Policies UD1 and SD4 of the Watford Local Plan Core Strategy 2006-31.

4. Within 3 months of the date of this decision details of the size, type, siting and finish of a cycle storage enclosure for the proposed flats shall be submitted to and approved in writing by the Local Planning Authority. The storage approved under this condition shall be installed and made available for use within 3 months of the approval of the details and shall be retained at all times for cycle storage only and shall not be used for any other purpose.

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

5. Notwithstanding the drawing hereby approved the proposed windows on the side elevations facing south shall be obscured and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level.

Reason: To prevent overlooking and a loss of privacy to the adjoining properties at 4 Green Lane, in accordance with Policy U2 of the Watford District Plan 2000.



NOTES

LOCATION PLAN (1:1250)

FOR PLANNING

The Townhouse
114-116 Pine Street
Bristol
BS4 1AJ
020 2096 8233
info@planetel.co.uk
www.planetel.co.uk

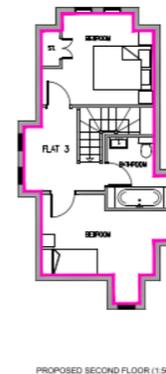
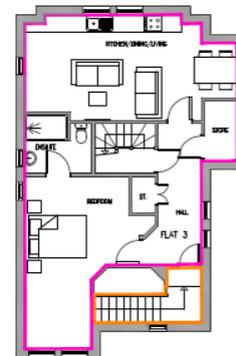
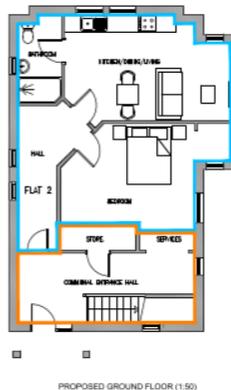
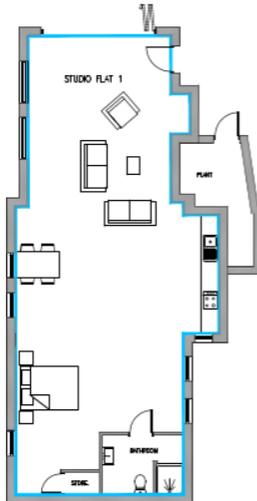
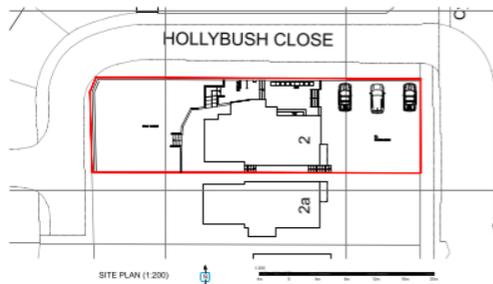
ARCHITECTURAL DESIGN

MR RAJ MISTRY

RETROSPECTIVE APPLICATION
FOR ERECTION OF BUILDING
CONTAINING 3 FLATS
2 GREEN LANE, OXHEY

EXISTING FLOOR PLANS,
ELEVATIONS AND LOCATION
PLAN

DATE	14/04/20
SCALE	1:50
NO.	0825_P01



NOTES

- ORIGINAL ROOM FLOOR PLAN, EXISTING AND PROPOSED
- NEW FLAT
- NEW OR IMPROVED FLAT

FOR PLANNING

The Townhouse
114-116 Pine Street
Bristol
BS4 1AJ
020 2096 8233
info@planetel.co.uk
www.planetel.co.uk

ARCHITECTURAL DESIGN

MR RAJ MISTRY

RETROSPECTIVE APPLICATION
FOR ERECTION OF BUILDING
CONTAINING 3 FLATS
2 GREEN LANE, OXHEY

PROPOSED FLOOR PLANS
AND SITE PLAN

DATE	14/04/20
SCALE	1:50
NO.	0825_P02