



**WATFORD
BOROUGH
COUNCIL**

DEVELOPMENT MANAGEMENT COMMITTEE

8 June 2021

7.00 pm

Town Hall

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Committee Membership

Councillor P Jeffree (Chair)

Councillor R Martins (Vice-Chair)

Councillors N Bell, S Johnson, J Pattinson, A Saffery, R Smith, S Trebar and M Watkin

Agenda

Part A – Open to the Public

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.

1. **Apologies for absence**

2. **Disclosure of interests**

3. **Minutes**

The [minutes](#) of the meeting held on 18 May 2021 to be submitted and signed.

4. **21/00402/FUL - Junction Court, 9 Station Road, Watford, WD17 1AP (Pages 5 - 17)**

5. **21/00014/FULM - 60 High Street, Watford WD17 2BS (Pages 18 - 43)**

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.

Committee date	8 June 2021
Application reference Site address	21/00402/FUL - Junction Court, 9 Station Road, Watford, WD17 1AP
Proposal	Three storey upward extension including the reconfiguration of one unit and addition of nine units. (Amended Description)
Applicant	Cedarmill Developments Limited
Agent	Collins And Coward
Type of Application	Full Planning Permission
Reason for committee Item	Number of Objections
Target decision date	9 June 2021
Statutory publicity	Neighbour Letters
Case officer	Andrew Clarke, andrew.clarke@watford.gov.uk
Ward	Central

1. Recommendation

- 1.1 That planning permission be granted subject to a Deed of Variation, executed under s106 of the Town and Country Planning Act 1990 (as amended), and conditions, as set out in section 8 of this report.

2. Site and surroundings

- 2.1 The site is located on the eastern side of the junction of Westland Road and Station Road and close to Watford Junction Railway Station. The site is rectangular with a narrow frontage to Station Road and a longer frontage to Westland Road facing Cassiobury House. The site contains a building which is 6 storeys in height and was constructed in 2016. A café occupies the ground floor with a drinking establishment on the first floor. Residential uses occupy the rear of the first floor and the upper levels.
- 2.2 The site is not within a Conservation Area and contains no heritage assets. On the north side of Station Road is Benskins House (O'Neill's Public House) which is a Grade 2 Listed Building and a two storey building at 6 Station Road which dates from 1909 and is locally listed. The site is within Special Policy Area 1 which covers Watford Town Centre. The site is also within a designated Employment Area.

3. Summary of the proposal

3.1 Proposal

This proposal seeks to add three additional storeys to Junction Court. The additional storeys would create nine additional units, bringing the total number of residential units to twenty three.

3.2 Conclusion

The proposed upward extension would sit comfortably in the context of Station Road, creating nine good quality residential units in a highly accessible location. The development would cause no significant harm to the amenity of nearby residential uses. The loss of parking spaces to create 36 additional cycle parking spaces encourages sustainable and active travel behaviour.

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.

4.2 Paragraph 11 d) of the NPPF 2019 establishes the 'presumption in favour of sustainable development' and the principles of the 'tilted balance' that apply where a local planning authority cannot demonstrate a 5 year housing supply or have failed to deliver at least 75% of their housing requirement as part of the Housing Delivery Test. Where the tilted balance applies, decision makers should grant permission unless NPPF policies on protected areas or assets of particular importance provide a clear reason for refusing development or, any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, assessed against NPPF policies taken as a whole. The tilted balance has the effect of shifting the weight in the planning balance away from local policies and towards the NPPF.

4.3 The Council cannot currently demonstrate a 5 year supply of housing and scored below 75% in the most recent Housing Delivery Test results and therefore the 'tilted balance' applies to the determination of this planning application.

5. Relevant site history/background information

5.1 Planning permission was granted for the construction of a mixed use, 6 storey building containing 14 residential units on 28th June 2012 (application reference 12/00306/FULM). Minor amendments to the proposal were subsequently approved and permission to use part of the first floor as a

drinking establishment was granted in 2017 (application reference 17/00486/FUL).

6. Main considerations

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

- (a) Principle of the development
- (b) Character and appearance
- (c) Housing mix
- (d) Quality of residential accommodation
- (e) Impact on amenity of adjoining residential properties
- (f) Parking and servicing

6.2 (a) Principle of the development

This proposal seeks to create an additional nine residential units to a building which is comprised of 14 residential units with a café at ground floor level and a drinking establishment at first floor level. The subject building was constructed in 2016 following a grant of planning permission in June 2012 (application reference: 12/00306/FULM).

6.3 This original planning permission allowed for the limited release of land within the Clarendon Road employment area (E7a) for mixed use development to help regenerate the area in accordance with Policy E1 of the Watford District Plan. Since this original grant of planning permission a number of mixed-use proposals have come forward in the surrounding area. The upward extension of the building to create additional residential accommodation is therefore accepted at this site where residential use has been established on upper floors.

6.4 (b) Character and appearance

The existing building is of a stepped design with four varying heights. It has five storeys to the front, six to the middle stepping down to four, then three to the rear. The building is finished in brick and render with recessed balconies to the front elevation and terraces to the rear including a communal terrace on the fourth floor.

6.5 This proposal seeks to extend the building upwards. The front part of the building would be extended upwards by three additional storeys with two to the middle and three to the rear. The rearmost part of the building would remain three storeys in height. The communal terrace would be repositioned to the seventh floor and would be of the same design as the existing one at fourth floor level. The brickwork and render would match the existing

building. Appropriate materials which match the existing building will be secured by condition.

- 6.6 The proposed roofline would be highest to the front and central element, stepping down to the rear adjacent to the domestic street scene on Westland Road. It would retain a stepped design though would be simplified, stepping down to the rear with the central stepped element omitted.
- 6.7 The upward extension would make the building 27 metres high. On the opposite corner of Westland Road is Cassiobury House. This site was granted planning permission for redevelopment in January 2021. The element of the consented building on the adjacent corner would be 32.5 metres high (8 office storeys), with the tallest element of the building extending to a height of 41.5 metres (13 hotel storeys).
- 6.8 To the east the site is adjacent to a three storey Nat West bank building which is 10 metres high to the parapet with a crown roof rising to 11.8 metres behind. Beyond this bank building is the newly constructed TJX headquarters which has a 28 metre high (7 office storey) element closet to the subject site, rising to a maximum height of 47 metres (12 office storeys).
- 6.9 The upward extension would create a larger flank wall facing the Nat West bank, though the height of this bank building is now perceived as being low within the surroundings of recently built and recently consented schemes. The redevelopment of the Nat West building would be welcomed, though the subject scheme is not considered to appear discordant in this context given that it is lower than the closest building elements of both Cassiobury House and the TJX headquarters.
- 6.10 (c) Housing mix
The additional nine units of accommodation are comprised of 3 x 1 bed (33%), 4 x 2 bed (44%) and 2 x 3 bed (22%) units. The existing building has 14 units and is comprised of 4 x 1 bed (28%), 7 x 2 bed (50%) and 3 x 3 bed (21%) units. An existing 2 bedroom unit would be reconfigured to facilitate the development, this reconfirmed unit would remain a 2 bedroom unit. The mix of accommodation is considered acceptable in this highly accessible location.
- 6.11 The proposed development creates nine additional residential units and is therefore not deemed to be a major application. Affordable housing provision can only be sought on major proposals.
- 6.12 (d) Quality of residential accommodation

Some units are single aspect, though given that all proposed units mirror the footprint of units below and are at a higher level, internal light is considered acceptable. All units would be accessed via the existing stair core with a lift, which would be extended upwards. The one bedroom units would all suit occupancy by two persons, the two bedroom units would suit occupancy by four persons and the three bedroom units would suit occupancy by five persons. All units would meet the minimum internal space standards as set out in the Nationally Described Space Standards and the Residential Design Guide.

- 6.13 In terms of amenity space, the three units to the front would benefit from wide 12 square metre terraces overlooking Station Road. The existing reconfigured flat would lose its terrace to facilitate this proposal. The communal roof terrace which is accessed from the fourth floor would be repositioned to the seventh floor. This communal terrace could be utilised by residents of units which have no private terraces, ensuring all units have access to amenity space.
- 6.14 (e) Impact on amenity of adjoining residential properties
The only residential property adjoining the site is the house at 1 Westland Road. This property is to the rear of the site. The rearmost 3 storey step of the building would not be extended upward and the private terrace on the rearmost flat roof would not be changed from its consented form in the original 2012 consent. The existing communal fourth floor terrace would be repositioned up three storeys in the same position. The horizontal separation distance of the communal terrace from 1 Westland Road would remain unchanged. This separation distance meets the separation requirements of the Residential Design Guide.
- 6.15 Given the orientation of the building to the north of the flank wall of 1 Westland Road, the proposed massing would not cause any significant loss of light or outlook to this property or any surrounding residential property.
- 6.16 The development would also not be extended in front of number 4 Westland Road, a Victorian property comprised of four flats which is located on the opposite (west) side of Westland Road.
- 6.17 Within the development, the three additional storeys to the rear would cause some overlooking of the third floor private terrace below, though this is negligible because the additional dwellings above have sideways facing bedroom windows and this terrace is directly below. The repositioned communal amenity space would cause less overlooking to the third floor terrace given its raised position.

- 6.18 (e) Parking and servicing
The existing building has nine car parking spaces to the ground floor. To facilitate this proposal, two of these spaces would be given over to provide additional cycle storage space. An additional 36 cycle parking spaces would be provided, creating 50 spaces for use by residents of all 23 units.
- 6.19 The loss of two car parking spaces and the provision 50 cycle parking spaces for the building would meet the requirements of emerging Policy ST11.1 of the Final Draft Local Plan. Such a move demonstrates a commitment to sustainable and active travel behaviour.
- 6.20 The applicant has agreed that the development be excluded from the local Controlled Parking Zone in order to ensure future residents are not entitled to parking permits. This has been secured by a s.106 planning obligation.
- 6.21 The existing refuse store is shown to be of a sufficient size to accommodate the increase in refuse requirements. This proposal would use larger 1100 litre bins for recycling and non-recyclable waste.

7. Consultation responses received

7.1 Statutory consultees and other organisations

Name of Statutory Consultee / Other Organisation	Comment
HCC Highways	No objection.

7.2 Internal Consultees

Name of Internal Consultee	Comment
Waste and Recycling	Refuse requirements noted.

7.3 Interested parties

Letters were sent to 173 properties in the surrounding area. Responses have been received from 11 persons at 10 addresses. The main comments are summarised below, the full letters are available to view online:

Comments	Officer response
Development is not in keeping with the area	See paragraphs 6.4 to 6.9 of this report.
Loss of Light / Privacy and	See paragraphs 6.14 to 6.17 of this

Outlook to residential dwellings	report.
Inadequate parking provision.	See paragraph 6.18 to 6.20 of this report.
Refuse Store not large enough	See paragraph 6.21 of this report.
Disruption from construction	The Environmental Protection Act, the Control of Pollution Act and the Highways Act control the matters of disruption raised.
Pressure on local services	The development is CIL (Community Infrastructure Levy) liable. This levy is used to help the local authority to deliver the infrastructure needed to support development in their area.
Creation of wind canyon effect	The height of the building would not require testing for wind canyon effect with Cassiobury House.
Non-compliance with permitted development regulations on upward extensions	This full planning application is not assessed against permitted development criteria.

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 (two thousand pounds) 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.
- ii) To secure a financial payment to the Council of £350 (three hundred and fifty pounds) towards the Council's administrative and monitoring costs

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:-

20015-PA-001 Location Plan. Rev: B
20015-PA-010 Existing Ground Floor Plan. Rev: A
20015-PA-011 Existing First Floor Plan. Rev: A
20015-PA-012 Existing Second Floor Plan. Rev: A
20015-PA-013 Existing Third Floor Plan. Rev: B
20015-PA-014 Existing Fourth Floor Plan. Rev: B
20015-PA-015 Existing Fifth Floor Plan. Rev: A
20015-PA-016 Existing Roof Plan. Rev: A
20015-PA-020 Existing West Elevation. Rev: B
20015-PA-021 Existing East Elevation. Rev: A
20015-PA-022 Existing North & South Elevations. Rev: A
20015-PA-023 Existing North & South Context Elevations. Rev: -
20015-PA-024 Existing East & West Context Elevations. Rev: -
20015-PA-030 Ground Floor Plan. Rev: E
20015-PA-031 First Floor Plan. Rev: C
20015-PA-032 Second Floor Plan. Rev: C
20015-PA-033 Third Floor Plan. Rev: C
20015-PA-034 Fourth Floor Plan. Rev: C
20015-PA-035 Fifth Floor Plan. Rev: C
20015-PA-036 Sixth Floor Plan. Rev: C
20015-PA-037 Seventh Floor Plan. Rev: C
20015-PA-038 Roof Plan. Rev: C
20015-PA-040 West Elevation. Rev: C
20015-PA-041 East Elevation. Rev: C
20015-PA-042 North & South Elevation. Rev: C
20015-PA-043 Proposed North & South Context Elevations. Rev: -
20015-PA-044 Proposed East & West Context Elevations Rev: -
20015-PA-045 Future North & South Context Elevations Rev: -

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

3. No construction works shall commence until details of the materials to be used for all the external finishes of the building, including brickwork, render, doors and windows, have been submitted to and approved in

writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved materials.

Reason: In the interests of the character and appearance of the area, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31. This is a pre-commencement condition as the materials need to be agreed with the Local Planning Authority before construction commences.

4. No dwelling hereby approved shall be occupied until a hard and soft landscaping scheme for the site, including tree and shrub details, all hard surfacing materials and details of the communal roof terrace, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out not later than the first available planting and seeding season after completion of the development. Any trees or shrubs whether new or existing which 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, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

5. The cycle stores shown on drawing number: 20015-PA-030 Ground Floor Plan. Rev: E shall be constructed in accordance with the approved drawings prior to the first occupation of any of the residential units hereby consented.

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

Informatives

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

Site Location Plan



Proposed Station Road Elevation with Consented Cassiobury House to Right

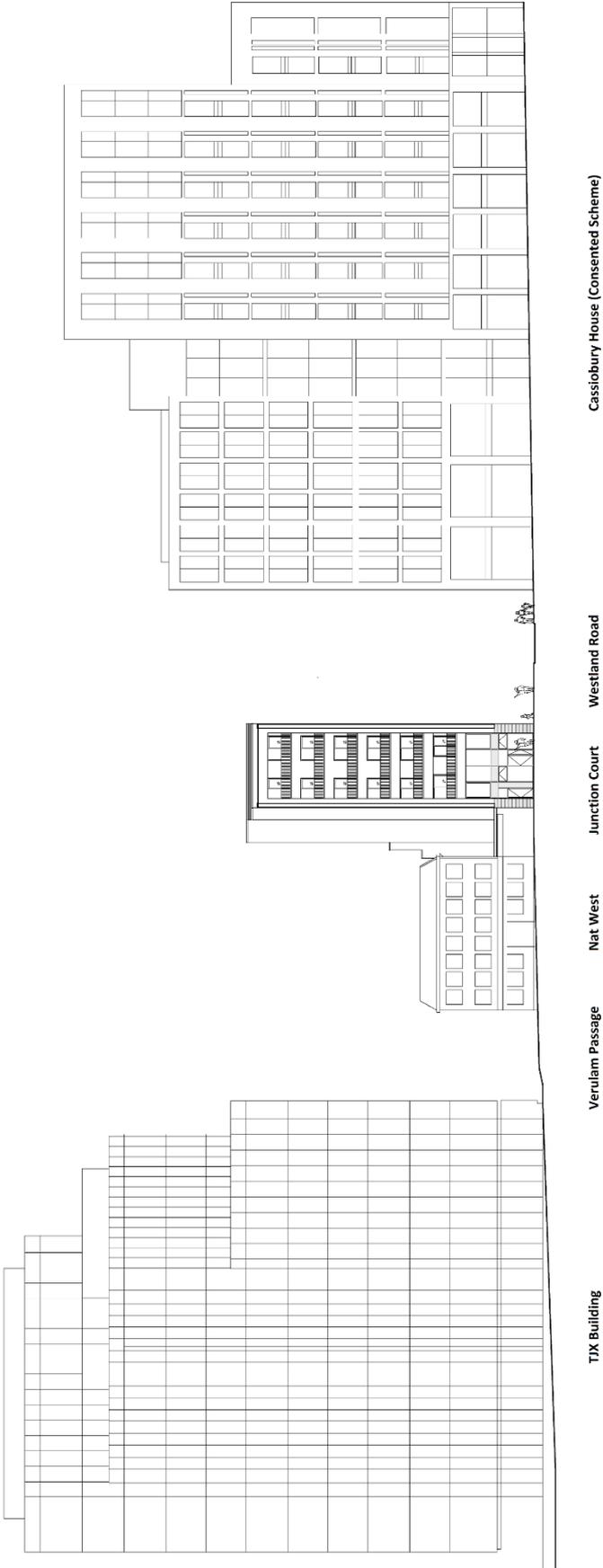


Photo of Existing Street Scene



Visualisation of Proposed Street Scene



Agenda Item 5

Committee Date	Tuesday 8 June 2021
Application Reference	21/00014/FULM
Site Address	60 High Street, Watford WD17 2BS
Proposal	Redevelopment of the site to provide a mixed-use scheme comprising of 32no. residential units (Use Class C3) and a ground floor commercial unit (Use Class E) with cycle parking and associated works
Applicant	Keash Properties (High Street Ltd)
Agent	Avison Young
Type of Application	Full Planning Application
Reason for Committee Item	Major Development
Target Decision Date	Friday 11 th June 2021 (extended by agreement)
Statutory Publicity	Site Notice and Press Advert (Watford Observer)
Case Officer	Helen Harris; helen.harris@watford.gov.uk
Ward	Central

1. Recommendation

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

2. Site and Surroundings

- 2.1 The application site is located in the primary shopping area in the town centre where redevelopment to provide a ground floor commercial unit and upper floor residential units is acceptable in principle.
- 2.2 The application site is under construction; the previous building demolished by virtue of previous planning consents for this site. The building formerly comprised of a part-1 /part 2-storey building used for retail purposes on the ground floor (former Use Class A1), with ancillary storage located on the upper floor.
- 2.3 The application site adjoins a 2-storey statutory Grade-II listed building at No. 58 High Street to the north-west and a 3-storey locally listed building at No. 62 – 70 High Street. The site is not located within a designated conservation area.
- 2.4 Redevelopment at No. 52A – 56 High Street to the north-west of the application site has implemented planning permission ref: 10/00121/EXT, which now comprises of a part 4, 5 and 7 storey building providing ground floor retail use

and 56no. flats. The 4-storey element of the building faces High Street and the 7-storey element faces onto Wellstones.

- 2.5 The Charter Place (formerly Intu Watford) redevelopment lies on the opposite side of the High Street to the east of the application site.
- 2.6 The application site is sustainably located within the town centre. Watford High Street Overground Station is located 500m to the south-east of the site and Watford Junction Railway Station is 800m to the north of the site. The site falls within the Central/West Watford Controlled Parking Zone.

3. Summary of the Proposal

3.1 Proposal

- 3.2 Whilst this is a new planning application, because the applicant benefits from previous planning consent and has commenced works on this site, the application proposals, in effect, seek to vary the permission that is currently being built out. The application proposes the redevelopment of the site to provide a mixed-use scheme of 32no. residential units across part 4-storey, part 6-storey and part 8-storey building and a ground floor commercial unit (Use Class E).
- 3.3 The 4-storey element of the building would face onto the High Street, stepped to 6-storeys to its middle section and the 8-storey element would face Wellstones. The residential entrance to the development would be taken from Wellstones. Internal bin and cycle storage would be provided, which would similarly be accessed from Wellstones.
- 3.4 The scheme includes roof gardens, balconies and green roofs.
- 3.5 A previous proposal to construct a part 4, 5 and 7-storey building arranged across three interlinked linear blocks to provide a ground floor retail unit (Use Class A1) and 29no. flats on the upper floors was granted conditional planning permission (ref. 18/01084/FULM) in February 2019. It is noted that demolition works of the existing building on site and construction works associated with this permission have already progressed.
- 3.6 A subsequent Section 73 application (ref: 20/00401/VARM) was approved in July 2020 for a number of minor material amendments to planning permission reference: 18/01084/FULM. These included changes to internal layouts, re-orientation of balconies, minor reduction in retail floor space, the inclusion of

2no. disabled car parking spaces and other associated development replacements/amendments.

3.7 The main difference between the extant planning permission and the current proposal is the uplift in quantum of residential units from 29no. to 32no. units and alterations to the massing to the site to now show a part 4/part-6/part 8 storey building across three interlinked linear blocks.

3.8 **Planning Balance and Conclusion**

3.9 The scale of the proposed development would respect the context of the surrounding area and would cause no harm to the significance of the adjacent Grade II Listed building at No. 58 High Street or the locally listed building at No. 62 – 70 High Street, consistent with the original and s.73 planning consents. The development is of contemporary design and would provide an attractive appearance that would enhance the character and appearance of the area. The proposed development would optimise the use of a sustainable town centre location and would contribute towards meeting the borough's housing need, which meets sustainability objectives in the National Planning Policy Framework, 2019 and the Watford Local Plan Core Strategy 2006-31.

3.10 The originally approved scheme (based on 29no. private units) generated no financial contribution and, therefore, a review mechanism was agreed. The Council has appointed Aspinall Verdi to independently review the applicant's viability appraisal and their assessment shows that the original proposed development (i.e. total of 33no. units) generated a deficit of £786,000 when measured against the benchmark land value and, therefore, the scheme could not viably make a financial contribution towards the provision of policy compliant on site affordable housing. Aspinall Verdi then tested an entirely private scheme to determine whether the scheme would be viable without any affordable housing contributions. Aspinall Verdi found that an entirely private scheme (based on the originally proposed 33no. unit scheme) would be viable and generated a surplus of £71,000 above the revised benchmark land value. Based on the 33no. unit scheme, Aspinall Verdi consider that an initial contribution of £71,000 is sought by the Council and also consider that there is sufficient justification for a review mechanism, effective upon completion of the development to be secured through a Section 106 planning obligation. Officers have applied an approximate pro-rata figure of £50,000 as the commuted sum based on the revised scheme which was reduced down by 1no unit to 32no. units. This will be taken into account in the final review of the scheme.

- 3.11 The layout of the proposed development would provide an acceptable standard of amenity for future occupiers. However, a condition should be attached to any grant of planning permission to secure the noise mitigation scheme previously approved pursuant to planning permission 20/00401/VARM to ensure that an acceptable internal noise level is provided.
- 3.12 The proposal generally complies with Building Research Establishment guidance in relation to the impact on the daylight and sunlight received by neighbouring habitable windows, however, as was the case for the consented scheme, it would cause a noticeable loss of light to some habitable room windows and some overshadowing of the neighbouring communal garden of the adjacent development at No. 52A – 56 High Street. Paragraph 123(c) of the National Planning Policy Framework 2019 states “when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)”. The proposal would make efficient use of the site and taking into account that the compliance rate in terms of loss of light to neighbouring habitable rooms falls at approximately 96% and that overshadowing of one of the three garden areas of the adjacent development at No. 56 is to be expected given the density of the area and the orientation of the sites, it is considered that the impact on neighbouring properties is, on balance, acceptable.
- 3.13 Taking the above into account, there are considered to be no adverse effects that outweigh the benefits of the proposal and therefore it is recommended that the application should be approved.

4. Relevant Policies

- 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.
- 4.2 Paragraph 11 d) of the NPPF 2019 establishes the ‘presumption in favour of sustainable development’ and the principles of the ‘tilted balance’ that apply where a local planning authority cannot demonstrate a 5 year housing supply or have failed to deliver at least 75% of their housing requirement as part of the Housing Delivery Test. Where the tilted balance applies, decision makers should grant permission unless NPPF policies on protected areas or assets of particular importance provide a clear reason for refusing development or, any adverse impacts of granting permission would significantly and demonstrably outweigh

the benefits, assessed against NPPF policies taken as a whole. The tilted balance has the effect of shifting the weight in the planning balance away from local policies and towards the NPPF.

- 4.3 The Council cannot currently demonstrate a 5 year supply of housing and scored below 75% in the most recent Housing Delivery Test results and therefore the 'tilted balance' applies to the determination of this planning application.

5. Relevant Site History/Background Information

- 5.1 The application site has the following planning history:

- 5.2 18/01084/FULM – Redevelopment of the site to provide a mixed use scheme including 29no. Use Class C3 residential units and Class A1 retail floorspace, with cycle parking and associated works. Conditional Planning Permission was granted on 7th February 2019, subject to a signed s.106 legal agreement.

The approved development comprises of a part 4, 5 and 7-storey building. The 4-storey element of the building faces onto the High Street and the 7-storey element would faces Wellstones. The approved scheme includes roof gardens, balconies and green roofs. The housing mix as proposed in this scheme consists of 21no. 1-bed flats, 7no. 2-bed flats and 1no. 3-bed flat.

- 5.3 20/00401/VARM – Section 73 application for Minor-Material Amendments to Planning Permission reference 18/01084/FULM, to vary Condition 2 (approval plans) to reflect minor material amendments to internal layouts, re-orientation of balconies, minor reduction in retail floor space, the inclusion of 2 no. disabled car parking spaces and other associated development replacements/amendments. Conditional Planning Permission was granted on 27th August 2020, subject to the completion of a deed of variation to secure those planning obligations contained in the s.106 legal agreement dated 7th February 2019.
- 5.4 The changes approved under the S.73 application were considered relatively minor changes, yet significant improvements to the quality of the proposed residential units and amenity afforded to future occupiers, together with the buildability of the scheme.

6. Main Considerations

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

- (a) Principle of Development;
- (b) Housing Mix and Affordable Housing;
- (c) Impact upon adjacent Heritage Assets;
- (d) Scale and Design;
- (e) Quality of the Proposed Residential Accommodation;
- (f) Impact upon Neighbouring Residential Amenity; and
- (g) Access, Servicing and Parking

6.2 (a) Principle of Development

6.3 The principle of development has been set by the current planning permission granted on the site. Notwithstanding, Policy SPA1 (Town Centre) of the Watford Local Plan Core Strategy 2006-31 states that “within the Primary Shopping Area, the main use will be retail with associated and complimentary uses such as cafes and restaurant at ground floor. On upper floors, uses which encourage a lively and vibrant town centre will be encouraged including residential, office and leisure use”. The proposed development includes a commercial unit (Use Class E) on the ground floor, which would protect the vitality and viability of the designated primary shopping area. The upper floor flats would encourage a vibrant town centre and is therefore in accordance with Policy SPA1.

6.4 (b) Housing Mix and Affordable Housing

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

6.6 Paragraph 117 of the NPPF states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Furthermore, paragraph 68 of the NPPF highlights that small sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. In this case, it is considered the application site benefits from extant permission for 29no. residential units and is currently in the process of being built demonstrating the applicant’s commitment to deliver the housing units on this site. The proposed

development, consisting of 32no. flats on this site, would make optimal use of the site close to amenities and passenger transport facilities, and provide an acceptable standard of amenity for future occupants. Furthermore, it is considered that the proposed development would maintain the character and appearance of the area as discussed in the report.

- 6.7 The proposed housing mix consisting of 20no. 1-bed flats (62%), 11no. 2-bed flats (35%) and 1no. 3-bed flat (3%) is considered to be acceptable in this town centre location. This compares closely with the originally approved scheme, which provided 21no. 1-bed flats, 7no. 2-bed flats and 1no. 3-bed flat, which was considered an acceptable mix for this town centre location, and which remained unchanged in the subsequent s.73 consent.
- 6.8 Policy HS3 of the Core Strategy states that a rate of 35% affordable housing will be sought on major applications of 10 residential units and above and only in exceptional circumstances will the council consider a lower level of affordable housing provision, where the developer can demonstrate exceptional planning, or other constraints on the development of the site through the submission of a development viability appraisal. In this case, no on-site affordable housing is provided and the applicant has submitted a viability appraisal to demonstrate that it would not be financially viable for this to be provided. This is consistent with the previous viability appraisal undertaken by the applicant and independently assessed and concurred by the Council's appointed viability consultants on the original planning application. The originally approved scheme provided no affordable housing but the permission was subject to a s.106 agreement to secure a viability review upon completion of the development. The s.73 consent secured this by means of a deed of variation.
- 6.9 The Council has appointed Aspinall Verdi to independently review the applicant's viability appraisal submitted as part of this planning application and their assessment shows that the original proposed development (i.e. total of 33no. units) generates a deficit of £786,000 when measured against the benchmark land value and therefore the scheme could not viably make a financial contribution towards the provision of policy compliant on site affordable housing. Aspinall Verdi then tested an entirely private scheme to determine whether the scheme would be viable without any affordable housing contributions. Aspinall Verdi found that an entirely private scheme (based on the 33no. unit scheme) would be viable of generating a surplus of £71,000 above the revised benchmark land value.
- 6.10 Based on the originally proposed 33no. unit scheme, Aspinall Verdi consider that an initial contribution of £71,000 is sought by the Council and also consider that there is sufficient justification for a review mechanism effective upon

completion of the development to be secured through a Section 106 planning obligation. Officers have applied an approximate pro-rata figure of £50,000 as the commuted sum based on the revised scheme of 32no. units, and a review mechanism upon completion of the development has been agreed by the applicant, once assumptions relating to build costs and unit sales become known values to reassess the viability position.

6.11 (c) Impact on adjacent Heritage Assets

6.12 The proposed building would sit between No. 58 High Street (Grade II listed building) and No. 62 – 70 High Street (locally listed building).

6.13 *Impact on No. 58 High Street*

6.14 No. 58 High Street is a two-storey stuccoed building which was constructed circa 1830-40. The building occupies a prominent position in the street scene due to its siting forward of the neighbouring buildings. The proposed building would be of 4 storeys on the High Street frontage and would have a recessed fourth floor (i.e. G+3), which remains unchanged from the extant permission and which is considered to be an appropriate scale in the context of the street scene. The proposed building is of contemporary design and would contrast appropriately with the features on No. 58, which would distinguish the Grade II listed building. The proposed building would be set back from No. 58 High Street and, therefore, it is considered that the proposed building would cause no harm to the significance of the Grade II listed building.

6.15 *Impact on No. 62 – 70 High Street*

6.16 No. 62 – 70 High Street is a 3-storey building constructed circa 1927 – 1928, which is of ‘Tudorbethan’ design and includes timber-framing and rendered panels on the upper floors. The proposed building would respect the scale of No. 62 – 70 High Street because the flat roof of the 3-storey section of the building would align with the eaves of the adjoining building and the recessed fourth floor (i.e. G+3) would be lower than the ridge of the pitched roof of No. 62-70. The application proposals would remain unchanged from the extant permission to the front elevation fronting High Street. Furthermore, the contemporary design of the proposed building would provide an appropriate contrast to No. 62 – 70 High Street. The proposed development would therefore cause no harm to the significance of the adjoining locally listed building.

6.17 (d) Scale and Design

6.18 Paragraph 124 of the NPPF states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 127 states, among other things, that planning decisions should ensure that developments are visually attractive as a result of good

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

- 6.19 It is considered that the front of the proposed building facing the High Street is of an appropriate scale and would have an acceptable relationship with the adjoining buildings. The building at four storeys to the High Street frontage remains unchanged from the extant permission. The contemporary design includes brick detailing and aluminium windows of vertical proportions, which would provide an acceptable appearance on the High Street frontage and similarly remain unchanged from the extant permission. The proposed increased height and massing of the building element in the middle of the site, where the building line is brought forward at sixth floor level, would be visible from High Street in limited range, specifically when viewing the application site from directly opposite, but would not harmfully impact wider views.
- 6.20 The rear of the building would increase in height and would rise to 8-storeys on Wellstones, which is an increase of 1-storey from the extant permission. The neighbouring development at No. 52A – 56 High Street includes a 7-storey building facing Wellstones. The scale of the proposed 8-storey building is considered to be appropriate in this context given that it would be viewed next to the adjoining development. Taller buildings at the rear is an appropriate design approach because they would have less impact on the heritage assets on the High Street frontage (subject to an appropriate height) and would provide high density development in a sustainable location which would make most effective use of the site. Whilst it is acknowledged that the Final Draft Local Plan can be afforded limited weight at this stage, the proposed approach to height fits within the approach outlined within the draft Tall Buildings policy (i.e. Policy QD6.5: Building Height of the Final Draft Watford Local Plan 2018-2036) and, therefore, this proposal would not be considered a ‘tall building’ to which the draft policy would apply. The design of the Wellstones elevation includes brick detailing and aluminium windows of vertical proportions which would provide an acceptable appearance and which remains unchanged from the extant permission.
- 6.21 The middle section of the development would step up from the lower building on the High Street frontage to the taller building facing Wellstones. The massing is considered to be acceptable and the elevations include brick detailing, aluminium windows, glazed walls and balconies, which would provide an acceptable appearance.

6.22 The use of appropriate materials is key to ensuring a high quality appearance and given that construction is underway on site, this application seeks to use the same materials as those previously approved pursuant to planning permission 18/01084/FULM.

6.23 (e) Quality of the Proposed Residential Accommodation

6.24 The floor areas and room sizes of all of the proposed dwellings accord with the minimum space standards in paragraphs 7.3.6 – 7.3.8 of the Watford Residential Design Guide (RDG). Furthermore, the main living areas would benefit from sufficient natural lighting and outlook.

6.25 Most flats would have private balconies and the 3-bed flat on the fourth floor would have a large private roof terrace. Furthermore, all flats would have access to a communal roof terrace measuring 130sqm on the fifth floor. The layout makes effective use of balconies and roof terraces and given the town centre location of the site, it is considered that the amount of outdoor amenity space is acceptable.

6.26 The proposed flats would be accessed from Wellstones and cycle and refuse storage facilities are appropriately located. The storage facilities are positioned internally at ground floor which aids security. Taking the above into account, it is considered that the layout would provide an acceptable standard of amenity for future occupiers.

6.27 (f) Impact on amenity of adjoining residential properties

Daylight and Sunlight

6.28 The applicant has submitted a daylight and sunlight assessment carried out by Rapleys which has adopted the methodology in the Building Research Establishment's guidance "Site Layout Planning for Daylight and Sunlight. A Guide to Good Practice" (2011). The assessment calculates that the Vertical Sky Component (VSC) results for No. 52A-56 High Street, adjacent to the site, are satisfactory and good levels of daylight should continue to be received to all but 26no. of the total 54no. windows tested. It should be noted that 16no. of these 26no. windows achieve a result close enough to their target that is considered reasonable given the urban location of the development. The VSC results for No. 62 High Street, adjacent to the site are satisfactory and good levels of daylight should continue to be received to its main habitable room windows with the exception of 2no. windows on the second floor. In respect of sunlight, the assessment shows that there would not be a significant loss of sunlight to the main habitable rooms of neighbouring properties, apart from two windows at No. 56 and one rear window to the second floor of No. 62 High

Street. All of these windows will however continue to receive minimum 20% Annual Probable Sunlight Hours (APSH) and despite being noticeable, adequate light will be retained.

- 6.29 The daylight and sunlight assessment also calculates the impact of the development on the sunlight received by neighbouring amenity areas. The analysis has considered three external amenity spaces to No. 52A-56 High Street and has confirmed that two of these will achieve satisfactory levels of sunlight amenity following the proposed development. The assessment shows that the proposed development would cause overshadowing of the garden, which is largely because of its location to the south of the adjacent development. It should be borne in mind that due to the high density nature of the area and the location of the site to the south, it is likely that even modest additional built form in this area would cause overshadowing of the neighbouring amenity areas. The impacts resulting from the application proposals are consistent with those impacts to neighbouring amenity areas resulting from the original and s73 consents.
- 6.30 Paragraph 123(c) of the National Planning Policy Framework 2019 states “when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)”. As stated elsewhere in the report, it is considered that the proposal would make efficient use of the site. Taking into account that the compliance rate in terms of loss of light to neighbouring habitable rooms falls at approximately 96% (i.e. 96% of the windows tested pass); that two of the three external amenity spaces meet the BRE guidelines; that some degree of overshadowing is to be expected given the density of the area and the relationship of the sites in terms of orientation, it is considered that the impact on neighbouring properties is acceptable.
- 6.31 *Outlook*
- 6.32 The proposed development would not cause a significant loss of outlook to neighbouring properties due to its distance and relationship to neighbouring habitable windows.
- 6.33 *Privacy*
- 6.34 The distance and relationship of the proposed habitable windows to neighbouring habitable windows is considered to be acceptable in this high density town centre location. The habitable windows would overlook one of the courtyard amenity areas of the adjacent development at No. 52A-56, which is acceptable given that it is a communal area. A distance of 22m would be maintained to the south-east facing elevation of the adjacent development,

which complies with paragraph 7.3.16 of the RDG in respect of the separation distance of buildings in new development.

- 6.35 The proposed roof terraces would be set in from the edge of the roof, which would restrict overlooking into neighbouring properties. As such, the proposed development would have no significant adverse effect on the privacy of neighbouring properties.
- 6.36 (g) Access, servicing and parking
- 6.37 The application site is located in a sustainable town centre location where a car-free development is acceptable. The site is located in the central/west Watford controlled parking zone, therefore, in accordance with “Saved” Policies T24 and T26 of the Watford District Plan 2000, it is necessary to complete a legal agreement to remove permit entitlement for future occupants of the proposed dwellings. This is to ensure that future occupants would not exacerbate demand for on-street parking in an area that already experiences parking problems.
- 6.38 The proposal would not cause a significant increase in traffic generation because there would be no on-site parking.
- 6.39 The proposed bin store is appropriately located adjacent to Wellstones and would not cause any adverse highway impacts. This remains the same as previously approved.

7. Consultation Responses Received

7.1 Statutory Consultees and Other Organisations

Name	Officer’s Comment
Hertfordshire County Council Highways Team	No objections to the scheme, subject to the imposition of a number of conditions.
Hertfordshire County Council (Growth & Infrastructure)	No comments.
Hertfordshire Constabulary Crime Prevention Design Service	Support the proposed security and crime prevention measures outlined in the Design and Access Statement.
Thames Water	No objection.

7.2 Internal Consultees

Name	Officer's Comment
Environmental Health	Objection submitted on basis of proximity of proposed development to extraction flue of 'Five Guys' restaurant adjacent. It is noted that no comments were submitted by Environmental Health to the previous application (ref: 18/01084/FULM) which has been granted planning permission. Notwithstanding, revisions have been made to the scheme removing massing from the mid-section at fifth and seventh floors.
Waste and Recycling	Comment to confirm bin requirements.

7.3 Interested Parties

Letters were sent to 16no. properties in the surrounding area. No responses were received.

8. Recommendation

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

Section 106 Heads of Terms

- i) To secure a contribution of £50,000 in lieu of on-site affordable housing.
- ii) To secure a review mechanism of the viability of the development to be undertaken upon completion of the development when actual build costs and sales values of the flats are known. This shall allow an increase to the financial contribution towards affordable housing provision should the viability of the development be shown to have improved.

- iii) To secure a financial payment to the Council of £2,000 towards the variation of the Borough of Watford (Watford Central Area and West Watford Area)(Controlled Parking Zones)(Consolidation) Order 2010 to exclude the site from the controlled parking zone, thereby preventing residents' parking permits being issued to this site.

Conditions

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

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

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

489-CDA-ZZ-00-DR-A-00-0100_Rev R2 - Proposed Site Plan
489-CDA-ZZ-00-DR-A-05-0100_Rev R3 – Proposed Ground Floor Plan
489-CDA-ZZ-01-DR-A-05-0101_Rev R2 – Proposed First Floor Plan
489-CDA-ZZ-02-DR-A-05-0102_Rev R2 – Proposed Second Floor Plan
489-CDA-ZZ-03-DR-A-05-0103_Rev R2 – Proposed Third Floor Plan
489-CDA-ZZ-04-DR-A-05-0104_Rev R2 – Proposed Fourth Floor Plan
489-CDA-ZZ-05-DR-A-05-0105_Rev R2 – Proposed Fifth Floor Plan
489-CDA-ZZ-06-DR-A-05-0106_Rev R2 – Proposed Sixth Floor Plan
489-CDA-ZZ-07-DR-A-05-0107_Rev R2 – Proposed Roof Plan
489-CDA-ZZ-08-DR-A-05-0108_Rev R1 – Proposed Roof Plan
489-CDA-ZZ-XX-DR-A-05-0200-S73_Rev R2 – Proposed Rear Elevation
489-CDA-ZZ-XX-DR-A-05-0201-S73_Rev R2 – Proposed North West Elevation
489-CDA-ZZ-XX-DR-A-05-0202-S73_Rev R2 – Proposed South East Elevation
489-CDA-ZZ-XX-DR-A-05-0203-S73_Rev R2 – Proposed Front Elevation
489-CDA-ZZ-XX-DR-A-05-0800-S73_Rev R2 – Proposed Visualisation
489-CDA-ZZ-XX-DR-A-05-0801-S73_Rev R2 – Proposed Visualisation
489-CDA-ZZ-XX-DR-A-05-0802-S73_Rev R2 – Proposed Visualisation
489-CDA-ZZ-XX-DR-A-05-0804-S73_Rev R2 – Proposed Visualisation
489-CDA-ZZ-XX-DR-A-05-0805-S73_Rev R2 – Proposed Visualisation
489-CDA-ZZ-XX-DR-A-05-0807-S73_Rev R2 – Proposed Visualisation

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

3. The development shall be constructed in accordance with the following external materials and design details, as approved under ref. 20/00854/DISCON:

489-CDA-A I-XX-DR-A-0130-S73-1 (R 1) Wellstones - Materials & Detail Bay Study
489-CDA-A I-XX-DR-A-0131-S73-1 (R 1) Courtyard Walkway elevation - Materials & Detail Bay Study

489-CDA-A I-XX-DR-A-0134-S73-1 (R 1) Courtyard Balcony to 62 High St - Materials & Detail Bay Study

489-CDA-A I-XX-DR-A-0135-S73-1 (R 1) High St Elevation - Materials & Detail Bay Study

489-CDA-A I-XX-DR-A-0211-S73-1 (R 1) High St - GFL - Shopfront - Materials & Detail Bay Study

489-CDA-A I-XX-DR-A-0212-S73-1 (R 1) High St - 3FL - Terrace Mansard - Materials & Detail Bay Study

489-CDA-A I-XX-DR-A-0214-S73-1 (R 1) Wellstones - Balconies - Materials & Detail Bay Study

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

4. The surface water drainage scheme shall be constructed in accordance with the following details, as approved under ref. 21/00171/DISCON:

Appendix A: Below Ground Drainage Drawings by Whitby Wood (dated 7th January 2021)

Appendix B: Below Ground Drainage Calculations by Whitby Wood (dated 7th January 2021)

RC Roof Slab Calculation Package (dated 6th November 2020)

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

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

1. Provision of a complete set of as built drawings for the site drainage.

2. Maintenance and operational activities and arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

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

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

6. No part of the development shall be occupied until the noise mitigation measures detailed in the following reports have been implemented in full, as approved under ref. 20/01267/DISCON:

Noise Impact Assessment Report (Report 20374.NIA.01 Rev. C dated 23/02/2021) by KP Acoustics Limited

Domestic Overheating Assessment (Ref. BE2037 dated 17th September 2020) by Build Energy Ltd

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

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

Reason: To ensure that the proposed development achieves high levels of sustainability in accordance with Policies SD1, SD2, SD3 and SD4 of the Watford Local Plan Core Strategy 2006-31 and Section 14 of the National Planning Policy Framework 2019.

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

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

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

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

Informatives

1. IN907 - Positive and proactive statement - GRANT
2. IN910 - Building Regulations
3. IN912 - Hours of Construction
4. IN909 - Street Name and Numbering
5. IN913 - Community Infrastructure Level Liability
6. HIGH – Storage of Materials – Highway
7. OBSHIG – Obstruction of the Highway
8. MUD – Mud on highway



Aerial View of Application Site – Google Earth



Proposed High Street Elevation - CGI



Previously Approved High Street Elevation – (ref: 20/00401/VARM)



Proposed Wellstones Elevation - CGI



**Previously approved Wellstones Elevation –
(ref: 20/00401/VARM)**



Proposed Scheme – Aerial View from Wellstones CGI



Previously approved Scheme – Aerial View from Wellstones CGI (ref: 20/00401/VARM)



***Previously approved side elevation (South-East facing)
under ref: 20/00401/VARM***



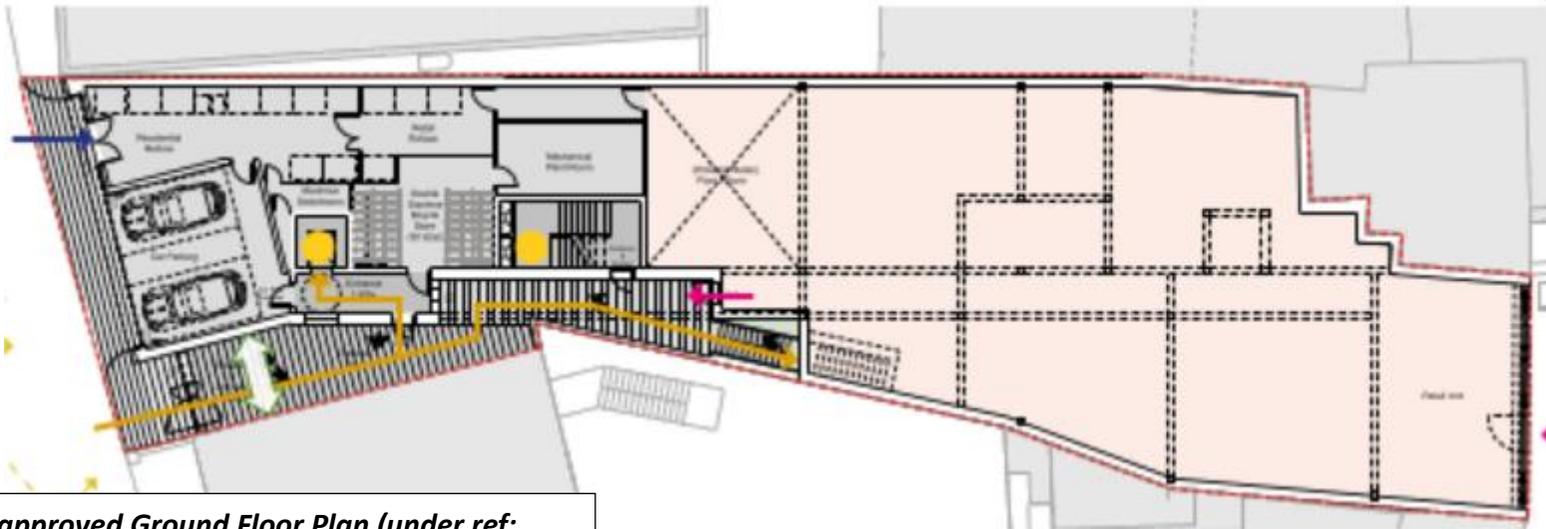
Proposed Scheme - side elevation (South-East facing)



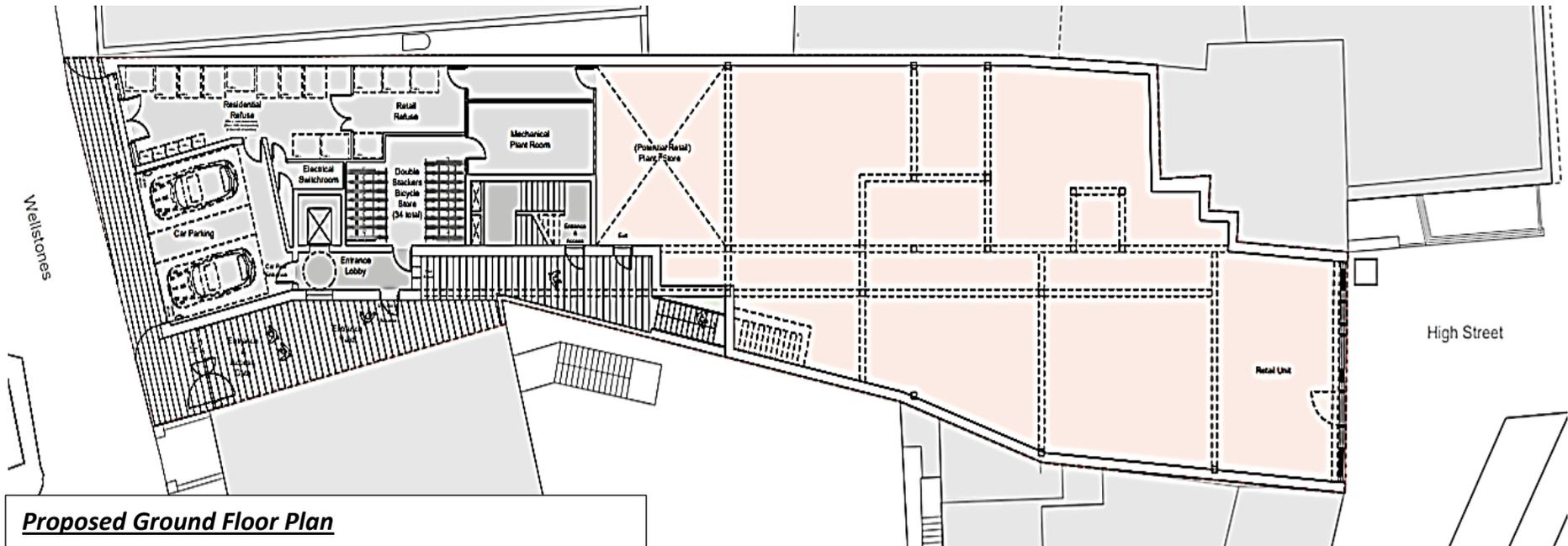
Previously approved side elevation (North-West facing)
under ref: 20/00401/VARM



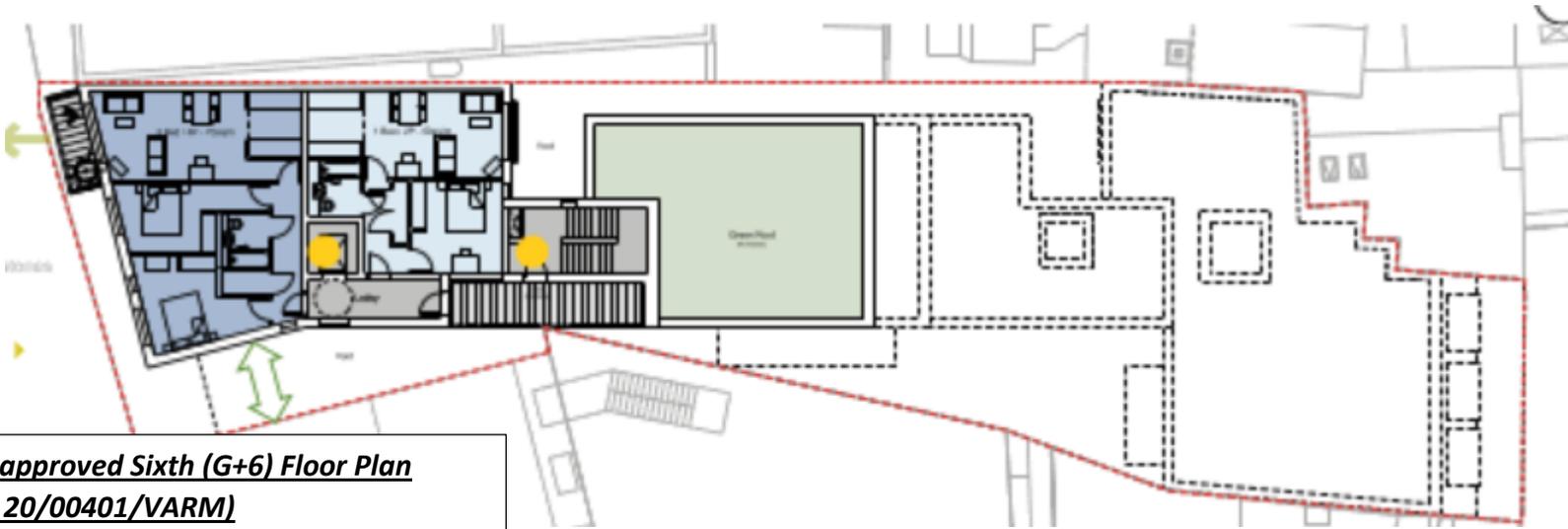
Proposed scheme - side elevation (North-West facing)



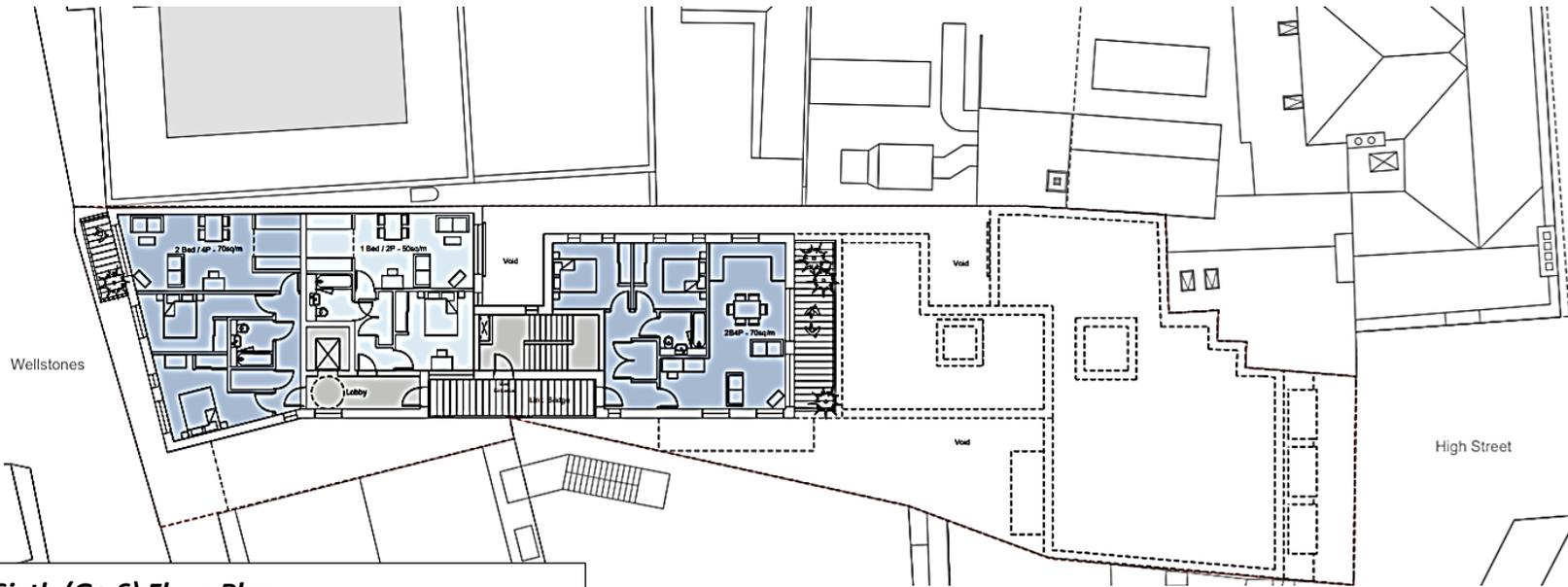
Previously approved Ground Floor Plan (under ref: 20/00401/VARM)



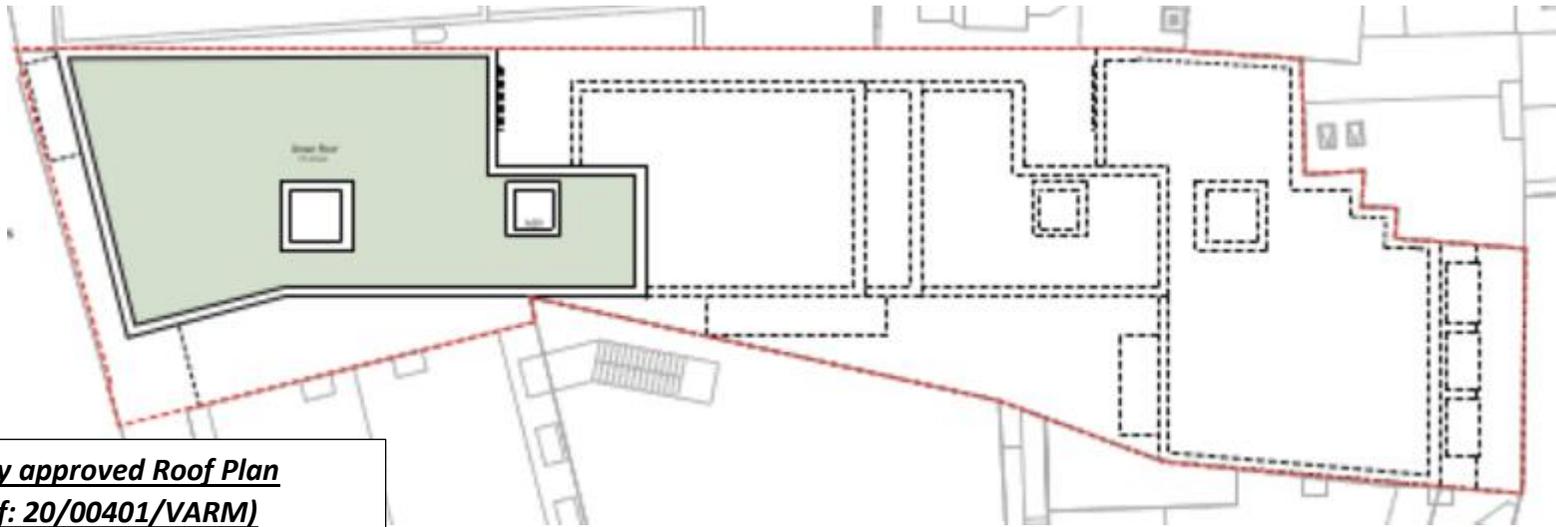
Proposed Ground Floor Plan



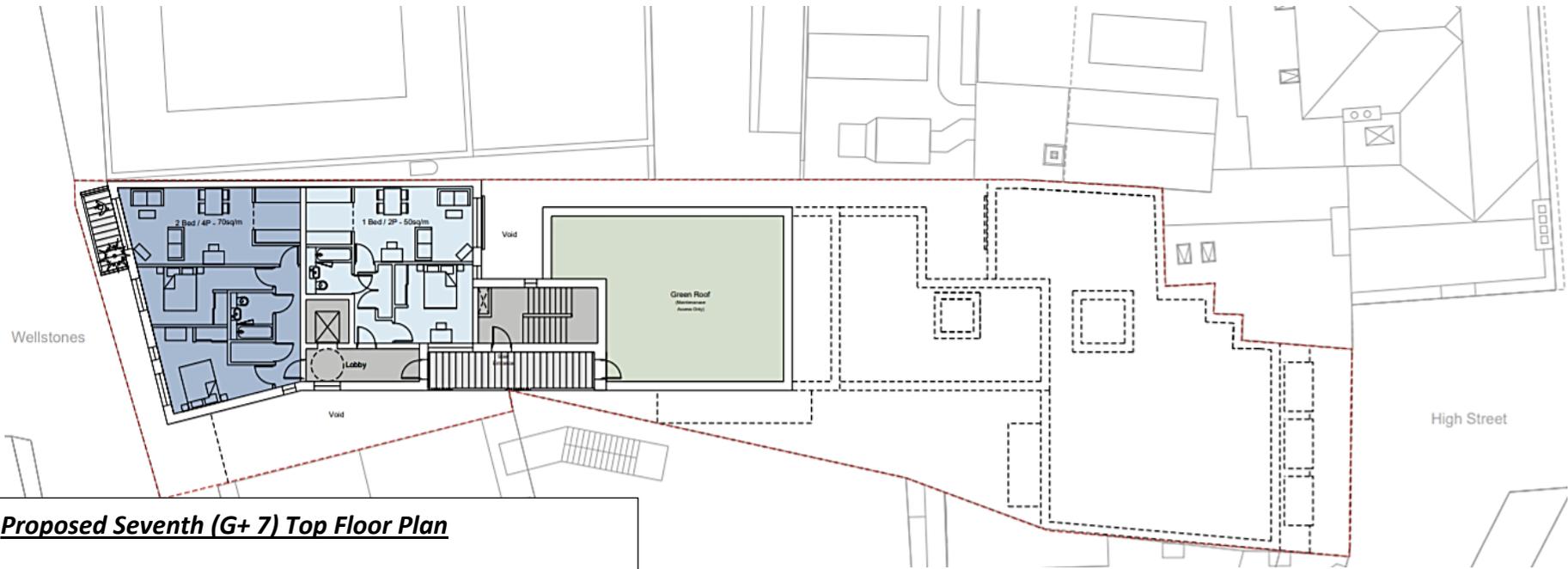
Previously approved Sixth (G+6) Floor Plan
(under ref: 20/00401/VARM)



Proposed Sixth (G+ 6) Floor Plan



Previously approved Roof Plan
(under ref: 20/00401/VARM)



Proposed Seventh (G+ 7) Top Floor Plan