



**WATFORD
BOROUGH
COUNCIL**

DEVELOPMENT MANAGEMENT COMMITTEE

2 November 2021

7.00 pm

Town Hall, Watford

Contact

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Publication date: 25 October 2021

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.
4. During the meeting, the officers will refer to the attached presentation document.

1. Apologies for absence

2. Disclosure of interests

3. Minutes

The [minutes](#) of the meeting held on 5 October 2021 to be submitted and signed.

4. 21/01255/FUL - The Dell, The Harebreaks, Watford, WD24 6NF (Pages 5 - 12)

5. 21/01034/FUL - 62 Harwoods Road (Pages 13 - 21)

6. 21/01295/FULM Watford General Hospital Vicarage Road Watford WD18 0HB (Pages 22 - 36)

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	2 November 2021
Application reference	21/01255/FUL - The Dell, The Harebreaks, Watford, WD24
Site address	6NF
Proposal	Temporary permission for existing compound used for housing improvement works to March 2022.
Applicant	Watford Community Housing
Agent	Watford Community Housing
Type of Application	Full Planning Permission
Reason for committee Item	Number of Objections
Target decision date	3 November 2021
Statutory publicity	Neighbour letters
Case officer	Andrew Clarke, andrew.clarke@watford.gov.uk
Ward	Leggatts

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 comprises a 0.1 hectare, rectangular plot of land sited within open green space known as The Dell. The Dell is owned by Watford Community Housing (WCH) and is not maintained or managed by the Council. The site is, in part, surrounded by two-storey houses some of which are managed by WCH whilst others are in private ownership. The Harebreaks road bounds the site to the west while Dell Side, an access road, forms the southeast boundary. A scout hut bounds the site to the north. Several mature deciduous trees are also evident, although these are not the subject of a Tree Preservation Order or impacted by this proposal.
- 2.2 The site is not in a conservation area nor does it affect the setting of a listed building.

3. Summary of the proposal

3.1 Proposal

This proposal seeks to retain the existing compound which is used by WCH for housing improvement works until 31st March 2022.

3.2 Conclusion

The continued use of the compound is considered acceptable on a temporary basis until 31st March 2022. When the use ceases, the site shall be restored to its former use as public open space.

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 the 29th June 2016 temporary planning permission (ref: 16/00117/FUL) granted use of the site for temporary storage unit and office space to facilitate the following kitchen and bathroom replacement works to existing homes. This consent was for 2 years. This permission was implemented and expired on 29th June 2018.
- 5.2 On the 23rd August 2018 a further temporary planning permission (ref: 18/00829/FUL) granted the same use of the site for a further three years. This permission expired on 23rd August 2021.

6. Main considerations

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

- (a) Principle of development
- (b) Scale, design and impact on the character and appearance of the area
- (c) Impact on neighbour amenity
- (d) Traffic, highways and parking impacts.

- 6.2 (a) Principle of the development

The site would continue to be used as a storage compound in association with Watford Community Housing's stock improvement projects until March 2022, when the temporary permission shall cease and the open space be reinstated.

- 6.3 The housing stock improvement works taking place include works to kitchens, bathrooms and external wall insulation. The compound includes storage areas, offices, welfare facilities and eleven parking spaces. No industrial activity of any kind takes place on the site. The compound has the benefit of facilitating the improvement of housing within the area.
- 6.4 It is considered that that the principle of extending the temporary use of the site until 31st March 2022 is appropriate allowing WCH's contractor time to wind up operations and leave the site.
- 6.5 (b) Scale, design and impact on the character and appearance of the area
The compound covers around 20% of the total green area and is sited adjacent to the scout hut site, at least 50 metres away from neighbouring residential properties. It is enclosed by a 2.5 metre high blue painted hoarding. The vast majority of the open space remains unaffected. On a temporary basis the appearance of the compound is not considered to cause undue harm to the character of the area.
- 6.6 (c) Impact on neighbour amenity
Several neighbours are understandably concerned regarding a further extension to a permission which was originally due to expire in June 2018 and would like to see the site returned to green open space.
- 6.7 Watford Community Housing have confirmed that the proposed 31st March 2022 extension of time would be sufficient for their contractor to vacate the site and reinstate the land as open space protecting the long term provision of recreational land and local amenity.
- 6.8 The compound itself causes no loss of light and no significant loss of outlook to neighbouring residents given the 50 metres separation distances from the residential properties. The site does not undertake any industrial activity. The activity which does occur does not cause any undue noise or nuisance.
- 6.9 (d) Traffic, highways and parking impacts.
The current traffic, highways and parking impacts would be unchanged. The increase in traffic to the site generated by the compound is negligible. Deliveries are scheduled, so far as possible, to ensure that they are at off-peak times. The compound has 11 parking spaces, which meets parking demand generated by the use.

7. Consultation responses received

7.1 Statutory consultees and other organisations

Name of Statutory Consultee	Comment	Officer's response
HCC Highways	Advises that a planning application of this nature should be supported by a transport statement.	Planning permission has already been granted for the use. It would not be reasonable for the Local Planning Authority to require this information now.

7.2 Interested parties

Letters were sent to 49 properties in the surrounding area. Responses have been received from 10 nearby addresses. Of these responses 7 were objections, 2 took no particular stance and 1 was in support.

The main comments are summarised below, the full letters are available to view online:

Comments	Officer response
Lack of clarity as to temporary duration proposed.	When received the application did not state the duration sought. Watford Community Housing have confirmed they seek temporary permission until 31 st March 2022.
Dissatisfaction with the continuing use of the site and the loss of green space.	The extension of the existing temporary permission to 31 st March 2022 is considered reasonable, following which the green space would be reinstated.
Impact to the character and appearance of the area.	See paragraph 6.5 of this report.
Loss of light and outlook to residential dwellings	See paragraph 6.8 of this report.
Inadequate parking provision.	See paragraph 6.9 of this report.
The site encourages fly tipping	Fly tipping can be reported to the council. The site is not considered to encourage fly tipping.

8.0 Recommendation

That planning permission be granted subject to the following conditions:

1. By 31st March 2022 the use hereby approved shall cease.

Reason: To ensure that the temporary permission shall cease within the time period.

2. The development shall be carried out in accordance with the following drawings, unless otherwise approved in writing by the Local Planning Authority. The following drawings are hereby approved:

- Drawing Number: 001.
- Drawing Number: 100. Rev: A

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

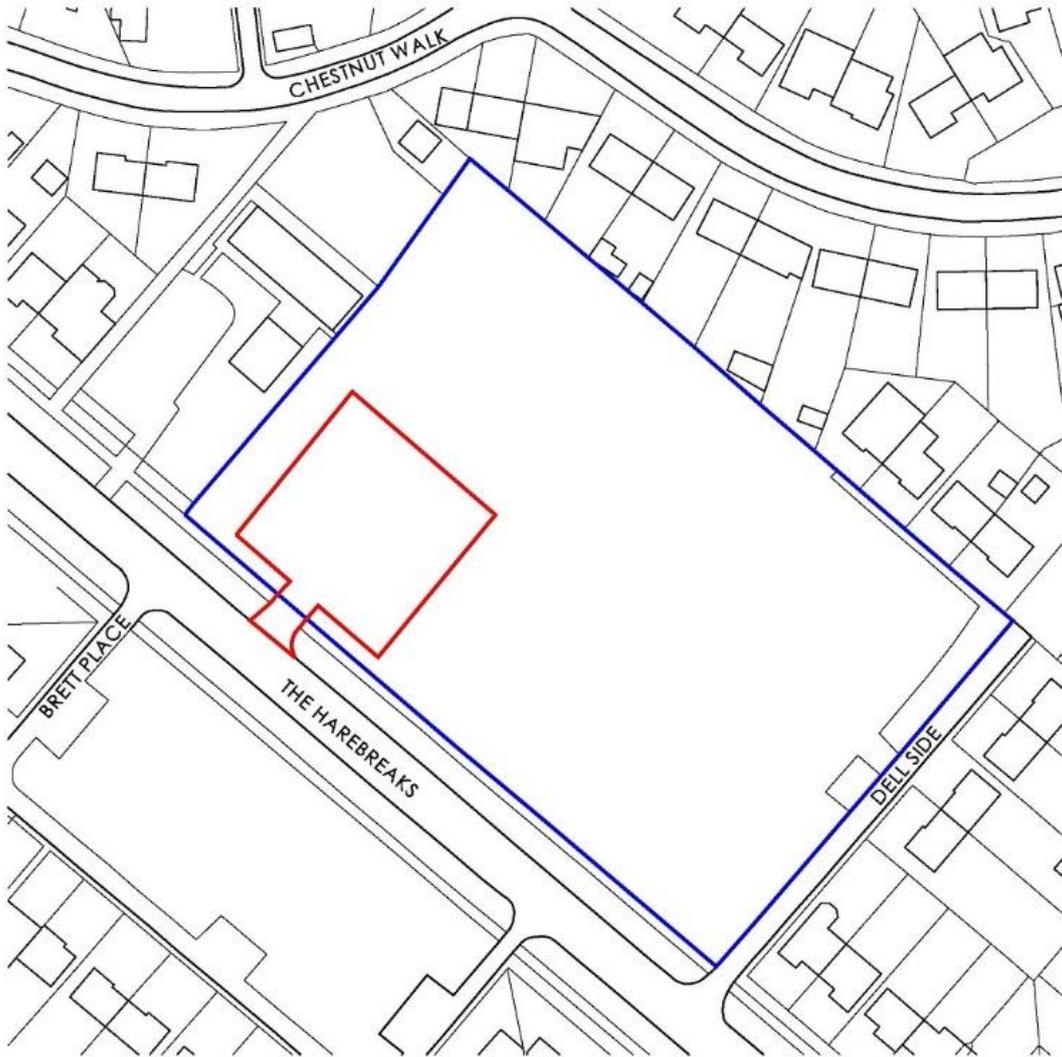
3. A programme for restoration of the site shall be submitted to and approved in writing by the Local Planning Authority within a period of 3 months commencing on the date of this permission.

Reason: To ensure the site is restored to a suitable quality.

4. A programme for removing the vehicle crossover and reinstating the pavement, verge and kerb shall be submitted to and approved in writing by the Local Planning Authority within a period of 3 months commencing on the date of this permission.

Reason: To ensure the highway is restored to a suitable quality.

Site Location Plan



Layout of Compound



View of Compound looking North West



View of Compound looking East



Committee date	Tuesday, 2 November 2021
Application reference Site address	21/01034/FUL - 62 and 58 Harwoods Road (amended address to include No.58)
Proposal	Proposed new extract duct at 62 Harwoods Road (amended description)
Applicant	Via Properties (amended applicant)
Agent	Mr Steven York
Type of Application	Full planning permission
Reason for committee Item	Number of objections
Target decision date	3 December 2021
Statutory publicity	Neighbour notifications
Case officer	Paul Baxter, paul.baxter@watford.gov.uk
Ward	Vicarage

1. Recommendation

That conditional planning permission be granted as set out in section 8 of this report.

2. Site and surroundings

2.1 The application site comprises two end of terrace properties. No.62 is a two storey end terrace building with the ground floor formerly in use as a sandwich bar, with self-contained residential accommodation on the first floor. The building has a vehicular accessway between the application property and No. 64 Harwoods Road leading to flatted properties behind. No.58 is a two storey end of terrace dwellinghouse separated from No.62 by a private side alleyway leading to the rear garden. The application site lies within a primarily residential area in West Watford.

2.2 The site is not located within a Conservation Area and does not comprise of nor is it within close proximity to any listed or locally listed buildings. The site is within a controlled parking zone.

3. Summary of the proposal

3.1 Proposal

3.2 Installation of a new extract flue on the flank wall of 62, Harwoods Road to a height of 9.7m to serve the ground floor commercial unit. The proposal would involve the removal of the disused flue which exists on the side of the

building. Although attached to the flank wall of No.62, the flue will overhang the side alleyway of No.58. The flue is to be coloured brown.

3.3 Conclusion

- 3.4 The application is supported by a noise impact assessment and an odour assessment detailing proposed mitigation measures. These are considered to be acceptable to mitigate any adverse impacts to adjoining residential properties within the site and surrounding properties. The proposed flue will not appear unduly prominent within the streetscene. The application is therefore considered to be acceptable.

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 21/00506/FUL – Proposed new extract duct. Refused Planning Permission on 26.10.2021. Reason for refusal:

“The application has failed to demonstrate that the proposed extractor and ducting flue, would not unacceptably harm the amenities of adjoining and surrounding residential occupiers. The information provided with the application has been insufficient to fully demonstrate that the potential odours resulting from the development would not unacceptably harm the amenities of residential occupiers of the first floor flats at No. 62, nor those properties adjacent and to the rear of the application site. The development is therefore contrary to the 'saved' Policy E2 of the Watford District Plan 2000 and Policy SS1 of the Watford Local Plan Core Strategy 2006-31.”

20/01346/FUL - Proposed new extract duct. Refused Planning Permission on 26.10.2021. Reason for refusal:

“The application has failed to demonstrate that the proposed extractor and ducting flue, motors and systems would not unacceptably harm the amenities of adjoining and surrounding residential occupiers. The systems and housing for the extractor and ducting, to serve the enhanced commercial activity at the site, have the potential to create unreasonable disturbance to the amenities of nearby residential occupiers. The information provided with the application

has been insufficient to demonstrate that the potential noise and odour of the development would not unacceptably harm the amenities of residential occupiers. The development is therefore contrary to the 'saved' policies S11 and SE22 of the Watford District Plan 2000 and policies SS1 and UD1 of the Watford Local Plan, Part 1- Core Strategy 2006-31."

20/01225/FUL – Proposed new extract duct. Application withdrawn.

6. Main considerations

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

- (a) Siting and design
- (b) Impact of neighbouring properties
- (c) Other matters

6.2 (a) Siting and design

The application site is an isolated commercial use within a predominantly residential area.

6.3 In relation to the host building, the extent of the proposed extract flue and ducting to be positioned on the side elevation to a height of 9.7m, would largely be shielded from most views along the street scene. In longer views within the street it would be viewed alongside existing chimneys and telegraph poles. The colour finish for the extract flue is to be brown which will help it to blend in with the roof tiles and chimneys and further mitigate its visual impact.

6.4 In terms of scale and siting, based on the information provided, it is considered that the proposal would not be unduly visually prominent within the residential context, and would not harm the character and appearance of the host building.

6.5 (b) Impact on neighbouring properties

The application site is immediately adjacent to residential properties to the north, south and west. The application premises also contains residential flats to the first floor level and to the rear.

6.6 The previous applications were refused on the basis that the information submitted as part of the applications was insufficient to demonstrate that the

noise and odour of the development would not unacceptably harm the amenities of neighbouring residential properties.

6.7 This application is supported by a noise impact assessment and an odour risk assessment. Both reports recommend a number of mitigation measures to protect residential amenity. The noise mitigation measures include a silencer, sound attenuating duct liners, equipment meeting specified noise levels and enhancements to the ground floor ceiling incorporating sound rated plasterboard and a full suspended ceiling. The odour mitigation measures include the high level discharge of the flue (9.7m above ground level), discharge rate, grease filters, fine filters and carbon filters. The council's Environmental Health team has reviewed both reports and agree with the consultants' assessments and recommendations. These mitigation measures can be secured by condition and will ensure the proposed flue will have no adverse impact on residential amenity.

6.8 (c) Other matters

The application states that the proposed development is sought to expand the business offering to allow for the change of use from the existing sandwich shop to a restaurant. Officers note a number of the public objections raise concerns regarding the unit's operation as a hot food takeaway/restaurant premises. These comments have also previously been raised by the council's Environmental Health team in relation to the intended use as a hot food establishment, both in terms of traffic generation and refuse storage.

6.9 On 1st September 2020, the Government amended the Town and Country Planning (Use Classes) Order 1987 by introducing a new Use Class E (Commercial, Business and Service) and this use class covers the former use classes of A1 (shops), A2 (financial and professional), A3 (restaurants and cafes) as well as parts of D1 (non-residential institutions) and D2 (assembly and leisure). As such, both classes A1 (shops) and A3 (cafes and restaurants) are now within new Use Class E and no planning permission is therefore required for a change of use between these uses.

6.10 Providing the unit is used as a restaurant as its primary use, this would be lawful. In the event that the primary use is as a take-away (*sui generis*) planning permission for this use would be required.

6.11 As no planning permission is sought for a change of use, the local planning authority has no control over the hours of use of the commercial unit or over refuse provision. However, following a recent site visit, it was noted that a commercial refuse bin was being stored at the rear of the unit adjacent to the door to the staff room.

7. Consultation responses received

7.1 Statutory consultees and other organisations

7.2 Internal Consultees

Comments	Officer response
<p><u>Environmental Health</u></p> <p>After reviewing the acoustic report and Odour report, this application is acceptable provided all the control measures set out within these documents are fully implemented. Ideally, these would be in place prior to the change of use.</p> <p>When I commented on the previous application I raised concerns regarding noise from patrons, deliveries and refuse storage. However, as the scope is restricted the flue only, I have not included these in this reply.</p>	Noted.

7.3 Interested parties

Letters were sent to 47 properties in the surrounding area. Nine responses have been received from eight properties. The main comments are summarised below, the full letters are available to view online:

Comments	Officer response
There are five residential dwellings at this property. It is not clear the assessments have taken these properties into account.	The site has been viewed by officers from Environmental Health and Planning who are aware of the residential properties.
The use of the commercial unit will change to cooking hot foods with longer hours of opening.	This use is permitted under Use Class E provided the primary use is not as a take-away. As such, the LPA has no control over opening hours.
Inadequate fire safety measures.	These are not a planning consideration but are covered by Building Regulations.
Accessway should not be obstructed by vehicles.	This is a civil matter.

Loss of privacy for residential units to the rear of the site through longer hours of use of the site.	This use is permitted under Use Class E. The LPA has no control over hours of use.
Use of the commercial unit as a take-away may lead to anti-social behaviour. Additional noise and litter.	The use as a take-away as the primary use will require a separate planning permission. Use as a café or restaurant is permitted under Use Class E.
Refuse being inappropriately stored and not removed.	This is a civil matter. In certain circumstances this may be a matter for Environmental Health.
Insufficient refuse storage.	This use is permitted under Use Class E. The LPA has no control over refuse storage.
No need for this use. Inappropriate residential location.	This use is permitted under Use Class E.
Loss of amenity to residential units. Noise and odours. Previous applications have been refused.	Environmental Health have raised no objection to the current proposal and have agreed the proposed mitigation measures.
Increased traffic and disturbance. Increased on-street parking.	This use is permitted under Use Class E.

8. Recommendation

That planning permission be granted subject to the following conditions:

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 shall be carried out in accordance with the following drawings, unless otherwise approved in writing by the Local Planning Authority:

Site location plan

Unnumbered drawing (Amended 1/4/2021)

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

3. The approved flue shall only be installed in accordance with the full mitigation measures set out in the following documents:

Noise Impact Assessment by Nova Acoustics dated 18/02/2021

Odour Risk Assessment by Silsoe Odours dated 05/07/2021

Design and Access Statement by S A York Design Facilities dated 06/07/2021

These mitigation measures shall be retained at all times, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To mitigate the noise, odours and fumes arising from the proposed use in the interests of the amenities of occupiers of the upper floor flats and neighbouring properties, in accordance with Policy SS1 of the Watford Local Plan Core Strategy 2006-31 and saved Policies SE22 and S11 of the Watford District Plan 2000.

4. The external surfaces of the approved flue shall be painted in a dark brown colour (RAL 8014 or similar) and retained as such at all times, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual appearance of the site, pursuant to Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

Informatives

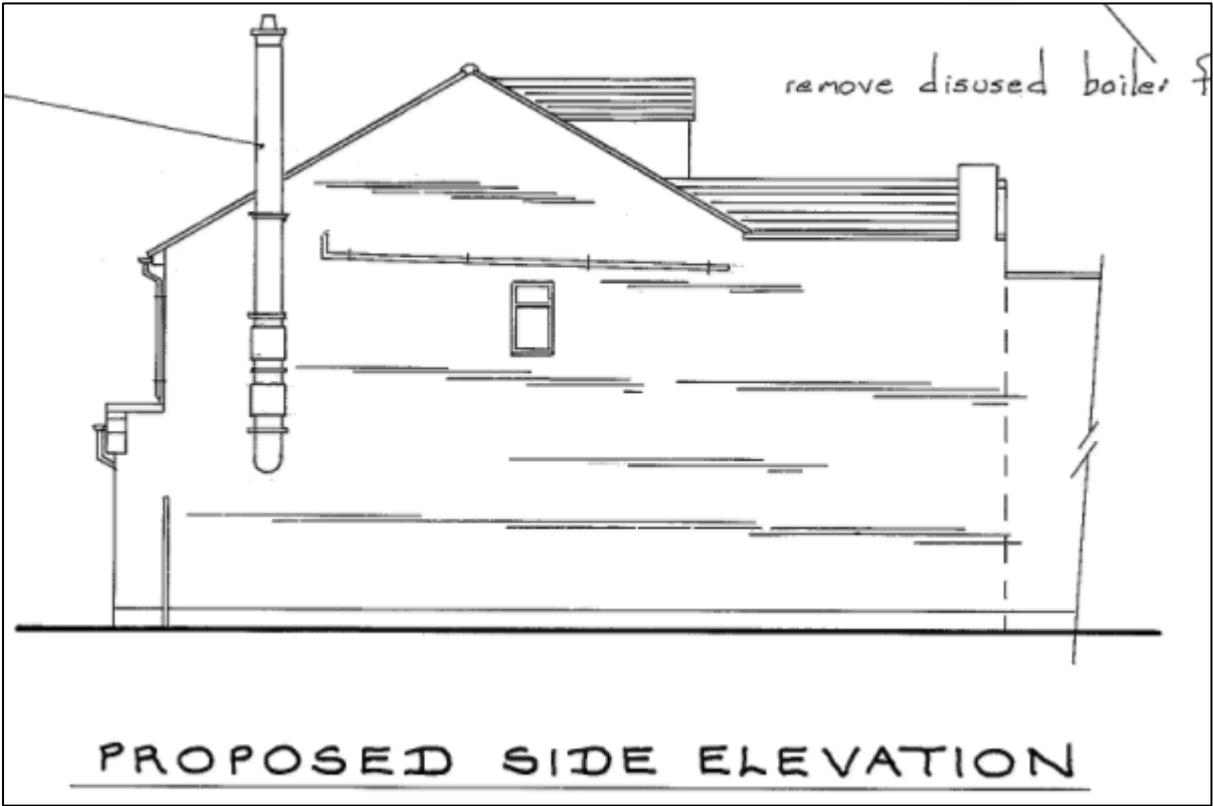
1. IN907 Positive and proactive statement GRANT
2. IN910 Building Regulations
3. IN911 Party Wall Act
4. IN912 Hours of Construction
5. Under the provisions of Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended), the ground floor commercial unit can only be used as a cafe or restaurant serving hot food. Use of the commercial unit as a take-away (sui generis) as the primary use will require a separate planning permission from the local planning authority.



Site location plan



Street view (Google)



Agenda Item 6

Committee date	Tuesday, 2 November 2021
Application reference Site address	21/01295/FULM Watford General Hospital Vicarage Road Watford WD18 0HB
Proposal	Proposed five year temporary consent for construction of new three-storey modular Pathology and Mortuary building
Applicant	West Hertfordshire Hospital NHS Trust
Agent	Fatkin Design
Type of Application	Major Development Full Planning Permission
Reason for committee Item	Major Application
Target decision date	24 th November 2021
Statutory publicity	Site notice, paper advertisement and neighbour letters
Case officer	Alice Reade, alice.reamde@watford.gov.uk
Ward	Vicarage

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 of 2500sqm is located within the northern area of the existing Watford General Hospital Campus and immediately to the north of the existing Shrodells Unit building. The site includes existing access from Willow Lane to the west and currently consists of a road which is for blue light access, staff car parking and a small landscaped area with trees.
- 2.2 The application site is subject to the following planning/technical designations:
- Special Policy Area 3 (SPA3) of the Local Plan Core Strategy
 - Flood Zone 1
 - Zone 3 Ground Water Source Protection area, designated by the Environment Agency (total catchment and not inner or outer protection zone)
- 2.3 The site is also subject to the following designations within the Final Draft Local Plan:
- Core Strategic Development Area (CDA2.3 Colne Valley)
 - Allocated Mixed Use Site (MU21 - Land at Riverwell)
 - Transport Improvement Area

2.4 No part of the application site is occupied by designated or non-designated heritage assets.

3. Summary of the proposal

3.1 Proposal

3.2 Erection of a 3 storey building of 1166sqm to comprise pathology, mortuary and related office facilities with associated plant and realignment of existing road within the site. The building is proposed for a period of 5 years and is to be constructed of precast concrete with non-combustible metal panelling and aluminium framed fenestration.

3.3 Conclusion

3.4 The proposed pathology and mortuary building is of a use, scale and nature supported in this location to provide services related to, and in support of, the existing hospital. Although the design and materiality is simple, this is justified and supported owing to the temporary nature of the building proposed to be conditioned for 5 year use only.

3.5 The proposed development is in accordance with national and local policy for hospital development and would facilitate existing services to be relocated to allow the long term plans for the full hospital redevelopment to be realised.

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 The Development Management Committee of 27th July 2021 resolved to grant outline planning consent, with all matters reserved and subject to a S106 agreement, for the demolition of hospital buildings and construction of an Emergency Care hospital (Use Class C2), with up to 1,000 beds and up to 120,000m² floorspace, an energy centre, and ancillary retail units, including associated access and landscape improvement. (Reference 20/00765/OUTM).

6. Main considerations

- 6.1 The main issues to be considered in the determination of this application are:
- (a) Land use
 - (b) Layout, scale and design
 - (c) Highway, access and parking matters
 - (d) Environmental matters
 - (e) Impact to residential properties
- 6.2 (a) Land use
- 6.3 The National Planning Policy Framework (NPPF) sets a presumption in favour of sustainable development (paragraph 11) with a core principle to '*support strong, vibrant, healthy communities*' (paragraph 8b). Paragraph 92b of the NPPF states that proposals should take into account and support the delivery of local strategies to improve health. National level planning policy therefore strongly supports the principle of health related development.
- 6.4 At the local level, 'saved' Policy CS9 (Health Provision) of the District Plan states that development proposals providing health care facilities will be acceptable in principle where they are to be located on 'existing sites or adjacent to existing premises providing health care or social services'.
- 6.5 Strategic Objective 4 of the Core Strategy seeks to improve the health and wellbeing of Watford's residents by making improvements to Watford General Hospital, providing an enhanced range of medical and health facilities, and enhancing access to healthcare. This is reinforced in Policy SS1 (Spatial Strategy), which sets out the key spatial objectives for the borough, and designates the Health Campus Special Policy Area (SPA3) for a mix of uses including a new hospital and local shops.
- 6.6 Policy SPA3 of the Core Strategy itself designates the area for a major mixed use development project providing a new quarter for west Watford, with a significantly enhanced new major acute hospital providing new facilities for staff and patients identified as the catalyst.
- 6.7 The proposed development of a mortuary and pathology building to support the existing hospital is therefore fully in accordance with national and local policy for healthcare provision. The proposed development would also support the delivery of the planned long term development of a new major acute hospital which is again fully in accordance with local and national policy.
- 6.8 (b) Layout, Scale and Design

The proposed site layout includes an appropriate repositioning of the internal road and suitable access points for visitors, staff and services to the building.

6.9 The proposed building is located within an existing area of the hospital and between existing buildings creating a layout and nature that is appropriate for the site and its use. The 3 storey height would be appropriate in relation to the 3 storey and 4 storey adjacent buildings. The external elevations and materials of the proposed building are simple, however, owing to the 5 year temporary nature of the proposed building, this is acceptable and justified.

6.10 (c) Highway, access and parking matters

As identified in the response from the Highway Authority, the access from Willow Lane is unchanged and this access and its use create no new concerns. The repositioning of the blue light/access road within the site is considered to be a suitable layout to maintain access routes to the hospital.

6.11 The development would see a net loss of approximately 32 parking spaces within the application site, however, it is noted that the staff and visitor parking for the hospital is already planned to be relocated to the new MSCP currently under construction to the east of the site. This loss of parking would therefore not be of concern in respect of highway matters or the use and function of the hospital.

6.12 (d) Environmental matters

The proposed development would see the loss of existing trees. These trees are not protected by way of a Tree Preservation Order and it is considered justified to allow their removal for the proposed short and long term benefits of the proposed development. Replacement trees and landscaping is not sought under this application owing to the temporary 5 year nature of the permission and the likely impact to these trees from future planned development. Nonetheless, a comprehensive new soft landscaping scheme with tree planting is expected in future developments of the new hospital to the south of the campus site and any future redevelopment of this northern area of the campus.

6.13 The Lead Local Flood Authority has stated that additional detail is required in respect of the proposed surface water drainage strategy, however, they have not raised objection to the surface water drainage strategy proposed. Further details can be secured by condition.

6.14 (e) Impact to residential properties

The building is located within the existing hospital campus away from the boundaries with neighbouring residential properties with minimum distances

of 55m to Willow Lane properties and 62m to Vicarage Road properties. It would therefore not give rise to loss of light or outlook to these neighbours.

- 6.15 The 2nd floor of the building contains plant for the building facilities, however, this is enclosed within the building envelope and again at a significant distance from neighbouring properties. It is not therefore anticipated that there would be any adverse noise impacts to neighbours in the context of the wider hospital site and background noise levels.

7. Consultation responses received

7.1 Statutory and technical consultees

Consultee	Comments	Officer response
HCC Highway Authority	No objection with recommendation for condition for Construction Management Plan.	Noted
Lead Local Flood Authority	No objection but further details required.	Noted
Thames Water	Standing advice provided and have requested a condition in respect of any piling.	Noted however a 3 storey temporary building would not require piling ground works so this condition is not required.
Tree Officer	Awaiting comments	Comments not yet received and committee will be updated on this.
WBC Waste and Recycling	No comments.	Noted
WBC Environmental Health	Awaiting Comments	Comments not yet received and committee will be updated on this.

7.2 Interested parties

Letters were sent to 60 properties in the surrounding area. No responses have been received.

8. Recommendation

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

Conditions

1. Temporary Time Limit

The permission shall be for a limited period, expiring on 3rd November 2026 after which the buildings and works hereby approved shall be removed and the property reinstated in accordance with details and a timetable to be submitted and agreed in writing by the Local Planning Authority prior to the 3rd November 2026.

Reason: The development is of a temporary nature which the Local Planning Authority would not be prepared to approve other than for a limited period, having regard to its construction, effect on the visual amenity of the area and other expected development in the area.

2. Approved Drawings and Documents

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

201119-FATKIN-WP-XX-DR-AX-91100 SITE LOCATION PLAN
201119-FATKIN-WP-XX-DR-AX-91101 EXISTING BLOCK PLAN
201119-FATKIN-WP-XX-DR-AX-91102 PROPOSED BLOCK PLAN
201119-FATKIN-WP-00-DR-AX-30100 PROPOSED GENERAL
ARRANGEMENT LEVEL 00
201119-FATKIN-WP-01-DR-AX-30101 PROPOSED GENERAL
ARRANGEMENT LEVEL 01
201119-FATKIN-WP-02-DR-AX-30102 PROPOSED GENERAL
ARRANGMENT LEVEL 02
201119-FATKIN-WP-RL-DR-AX-30103 PROPOSED GENERAL
ARRANGEMENT LEVEL RL
201119-FATKIN-WP-XX-DR-AX-30501 GENERAL ARRANGEMENT
PROPOSED ELEVATIONS 1
201119-FATKIN-WP-XX-DR-AX-30502 GENERAL ARRANGEMENT
PROPOSED ELEVATIONS 2
201119-FATKIN-WP-XX-DR-AX-30601 PROPOSED SECTIONS A AND B
201119-FATKIN-WP-XX-DR-AX-30602 PROPOSED SECTIONS C AND D
WHHT-BDP-WGH-00-DR-C-020 PROPOSED BELOW GROUND DRAINAGE
LAYOUT
WHHT-BDP-WGH-CP-.SK-00008 PROPOSED NEW ROAD
WHHT-BDP-WGH-CP-SK-A-00005 NEW ROAD AND CP LAYOUT
201119-FATKIN-XX-XX-RP-AX-30001 Design and Access Statement

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

3. Construction Management Plan

No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: The Construction Management Plan shall include details of:

- a. Construction vehicle numbers, type, routing;
- b. Access arrangements to the site;
- c. Traffic management requirements;
- d. Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);
- e. Siting and details of wheel washing facilities;
- f. Cleaning of site entrances, site tracks and the adjacent public highway;
- g. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;
- h. Provision of sufficient on-site parking prior to commencement of construction activities;
- i. Post construction restoration/reinstatement of the working areas and temporary access to the public highway;
- j. where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements;
- k. Phasing Plan.

If the construction management plan (CMP) for the main hospital development (21/00765/OUTM) comes forward prior to the development of the temporary Pathology and Mortuary building, the CMP for the main hospital development may encompass the CMP for the temporary Pathology and Mortuary building.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

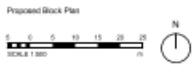
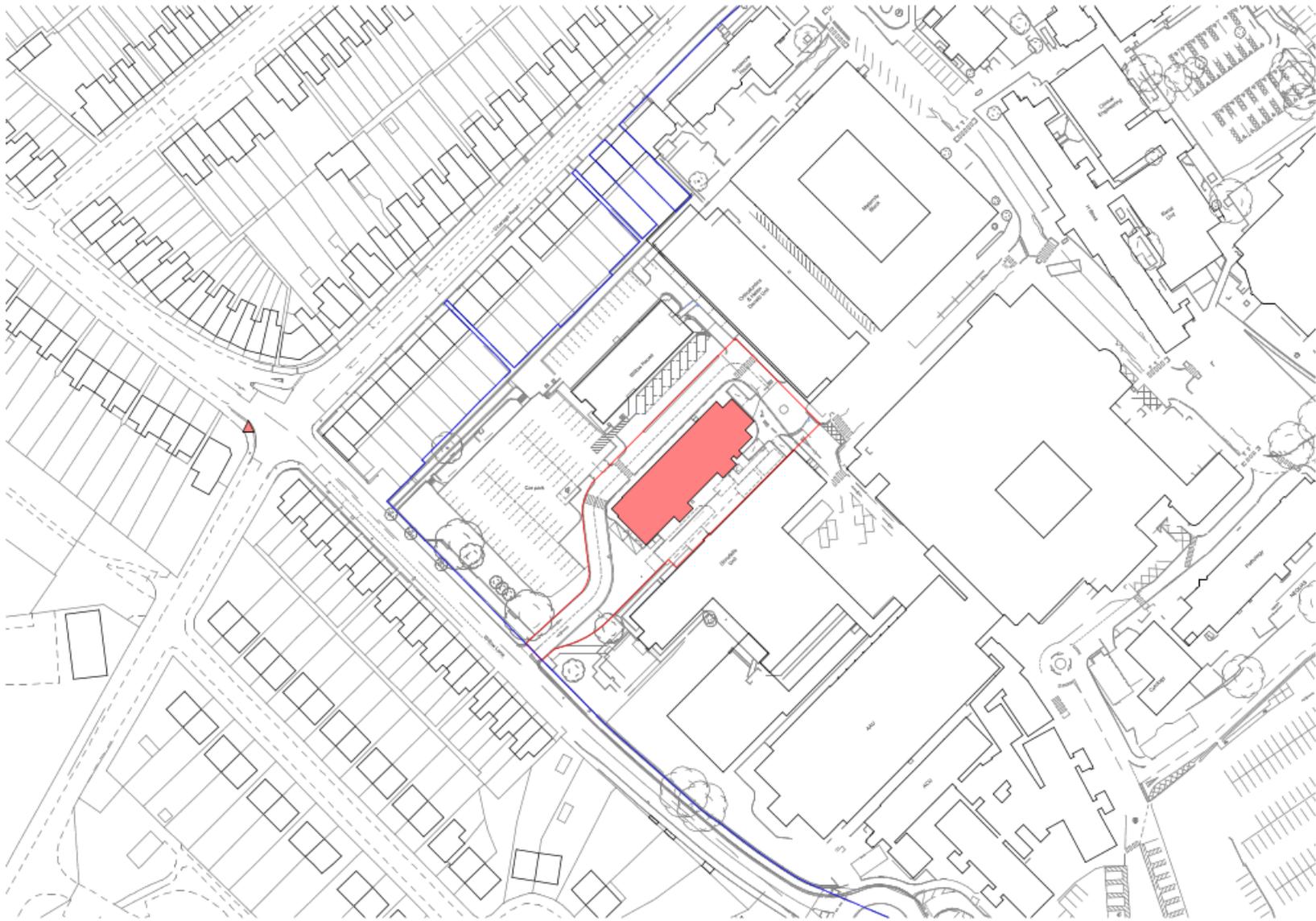
4. Surface water drainage strategy

No construction works shall commence until a detailed surface water drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include surface water storage/attenuation for the 1 in 100 year storm event with a 10% allowance for climate change.

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

Informatives

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



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 Planning board for specified purposes only
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 Wall thicknesses and structural grids to be confirmed at Stage 4.
 Pending aerial coordination.

Key
 - Structural boundary
 - Site boundary
 - Trees to be demolished

PT Planning Description 12/08/2021
 Plan Description Date

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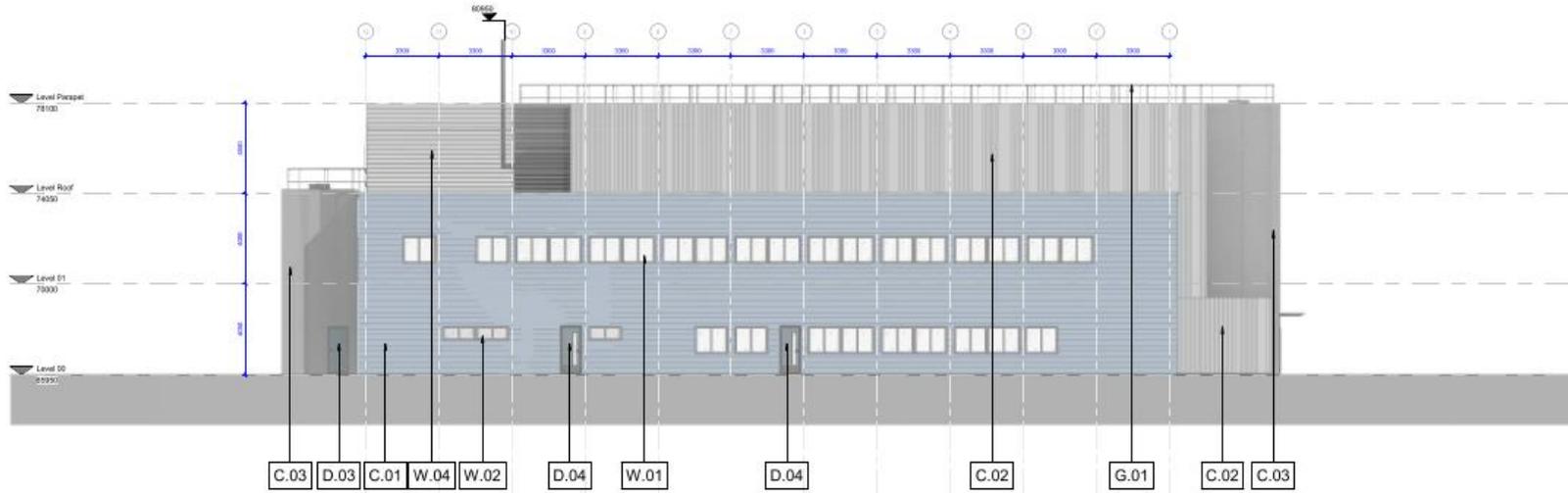
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WHHT
 Pathology

Black Plan - Proposed Site

BOARD:	09/01/21	P1
SCALE:	1:500 (B/A)	
PURPOSE:	Planning	

201118-FATKIN-WP-03-DR-A3-01102



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 Pending detail coordination.

Key

Tag Key

- C.01 Metal panel with non-combustible insulation Type 1
- C.02 Metal panel with non-combustible insulation Type 2
- C.03 Porcelain ceramic wall system
- C.04 Metal panel curtain system
- D.01 Glazing curtain system
- D.02 External double window door
- D.03 External single window door
- D.04 External single door with raised panel
- D.05 External glazed double door
- D.06 External glazed double door with raised panel
- D.07 External door with mesh infill
- D.08 External door
- D.09 External window system
- W.01 External front high-level window system
- W.02 Internal window system
- W.03 Lower window system
- W.04 Colloquial double door

P1 Planning 10/06/21
 Rev. Description Date

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WHT Pathology

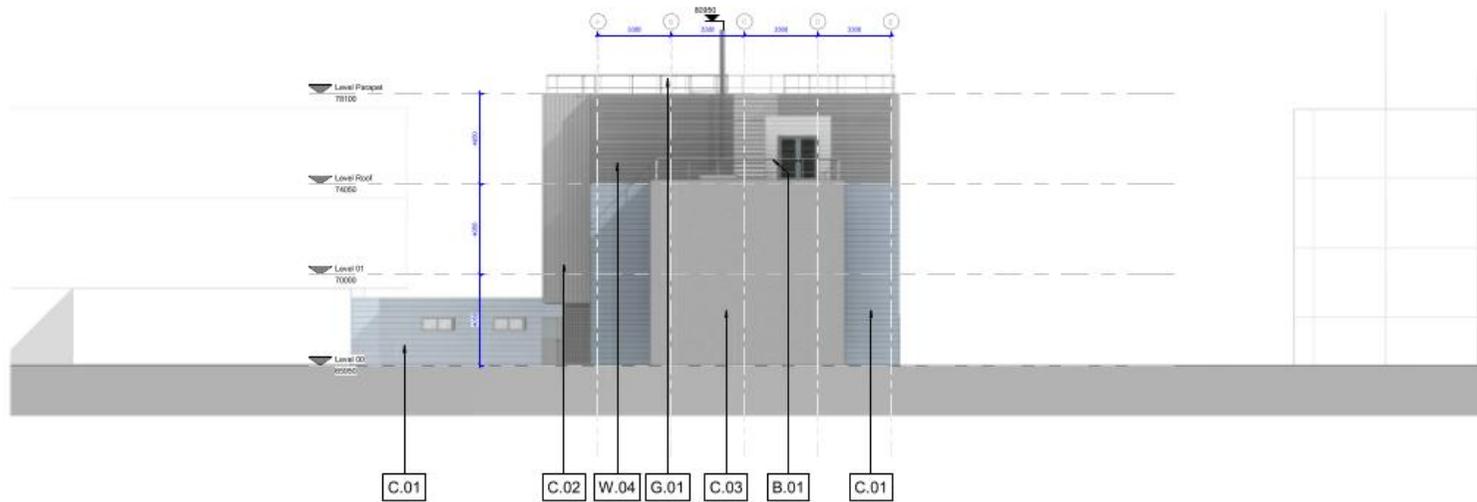
General Arrangement Proposed Elevations 1 of 2

ISSUED 10/06/21
 SCALE 1:100 @ A1
 PURPOSE Planning

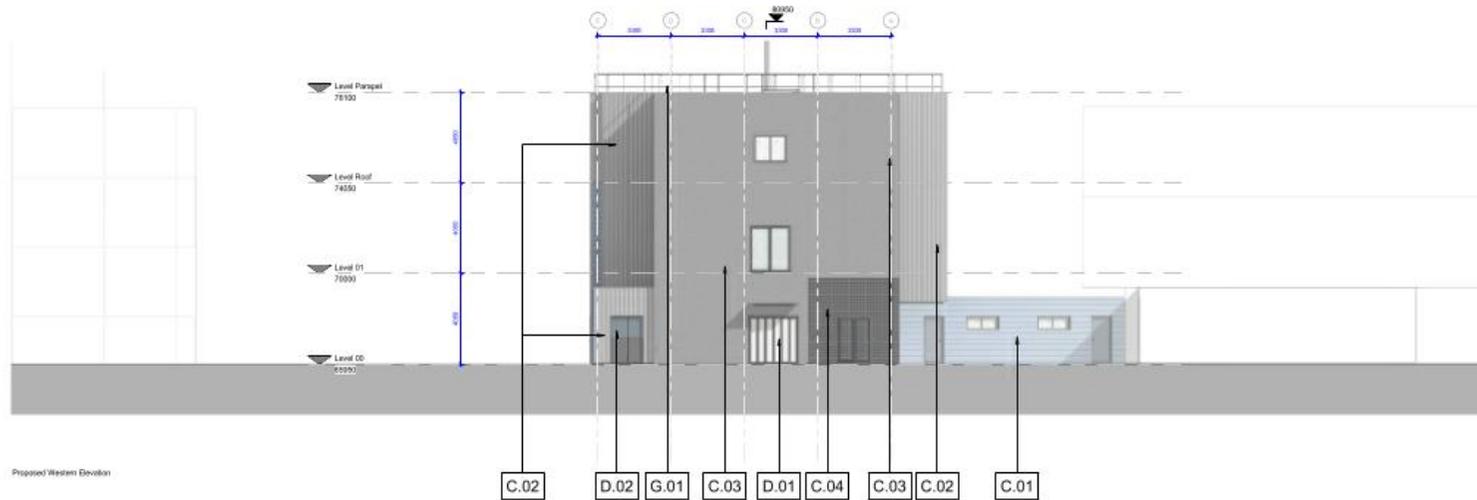
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201110-FATKIN-WP-X3-03-01-A1-20201





Proposed Eastern Elevation



Proposed Western Elevation

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 Funding data coordinate.

Key

Tag Key

- C.01 Metal parapet with non-constructible insulation Type 1
- C.02 Metal parapet with non-constructible insulation Type 2
- C.03 Precast concrete wall systems
- C.04 Mass precast concrete systems
- D.01 External window wall cladding
- D.02 External window wall cladding
- D.03 External window wall cladding
- D.04 External window wall cladding
- D.05 External window wall cladding
- D.06 External window wall cladding
- D.07 External window wall cladding
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- D.100 External window wall cladding

P1 Planning Description 13/09/2021 Date

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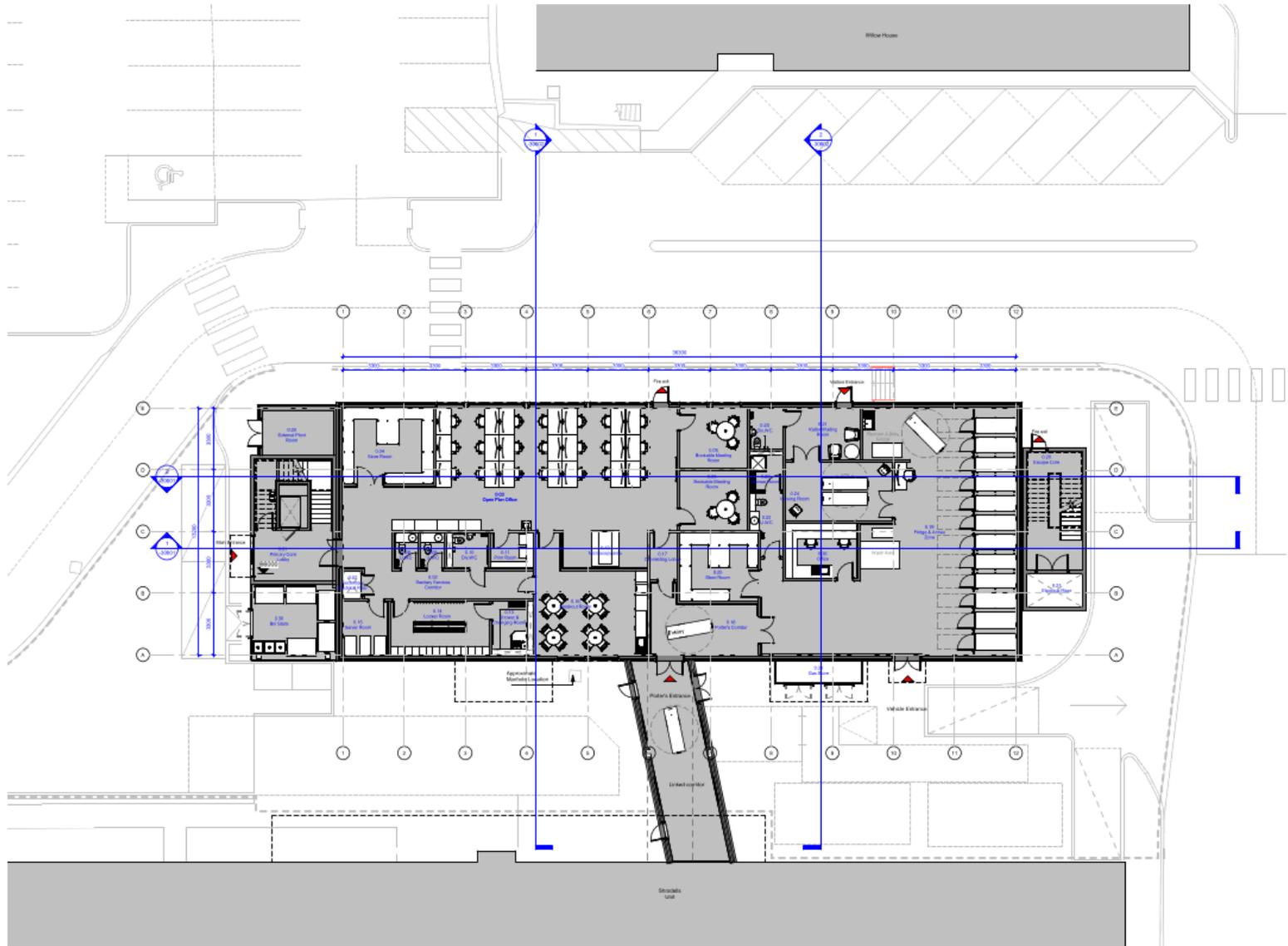
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WHHT Pathology

General Arrangement Proposed Elevations 2 of 2

09/05/2021 09/05/2021
 SCALE 1:10 @ A1
 PURPOSE Planning
 201110-FATKIN-WP-KK-DR-AN-26582





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 Pending detail coordination.

#1	Planning	15/08/2021
Rev.	Description	Date

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W+H
 Pathology

Proposed General Arrangement
 Plan - Level 00

ISSUED:	15/08/21
SCALE:	1:100 (A1)
PURPOSE:	Planning

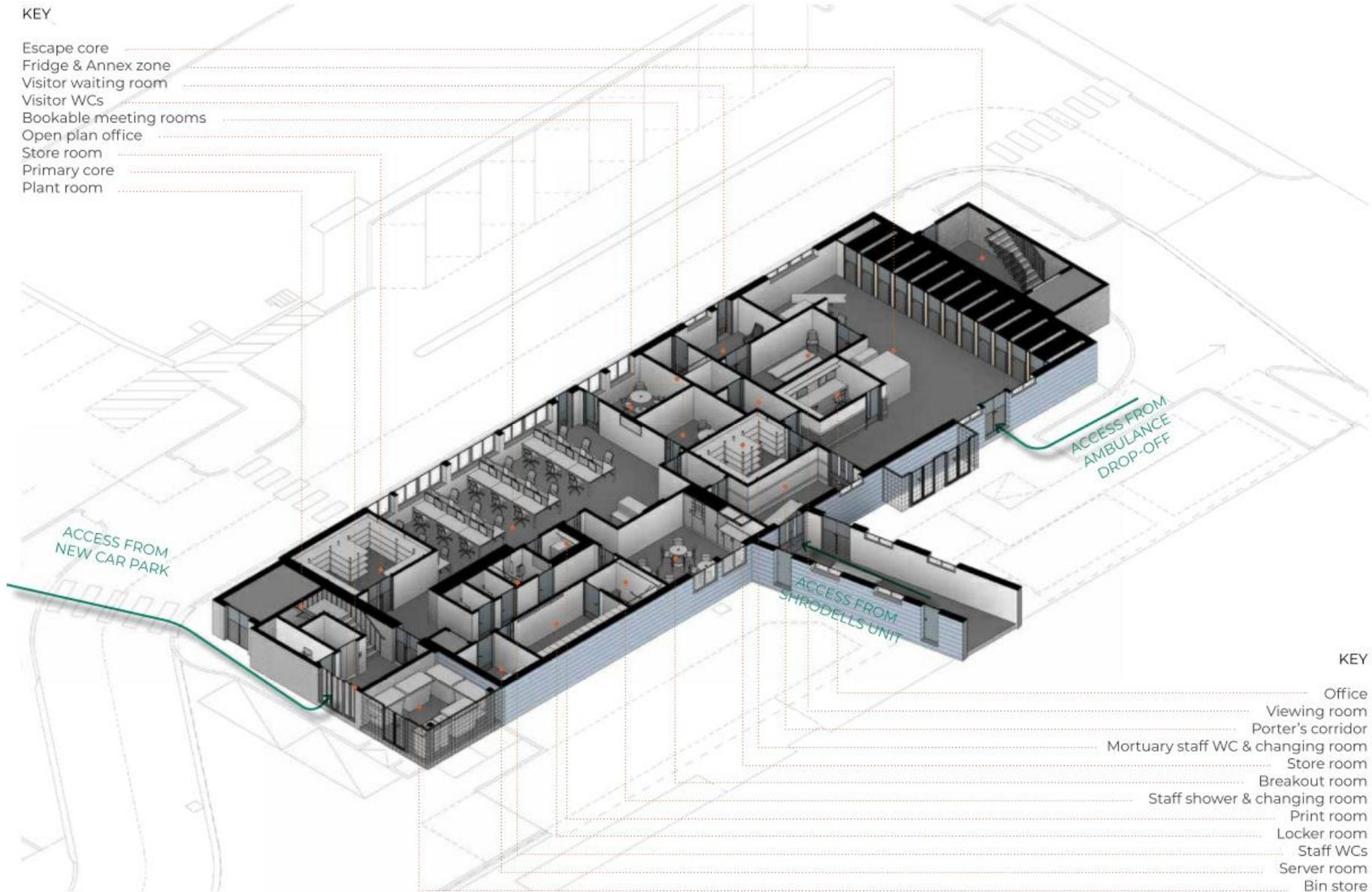
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201118-FATKIN-WP-00-DR-AA-30100

4.8 GENERAL ARRANGEMENT AXONOMETRIC LEVEL 00

KEY

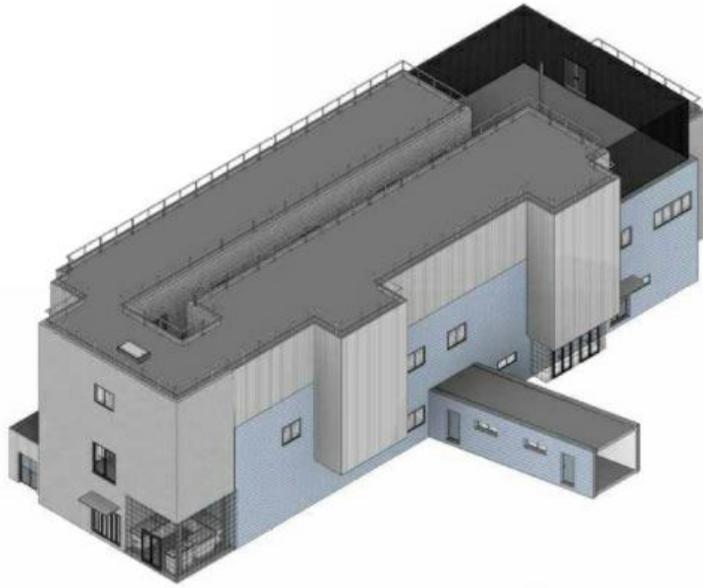
- Escape core
- Fridge & Annex zone
- Visitor waiting room
- Visitor WCs
- Bookable meeting rooms
- Open plan office
- Store room
- Primary core
- Plant room



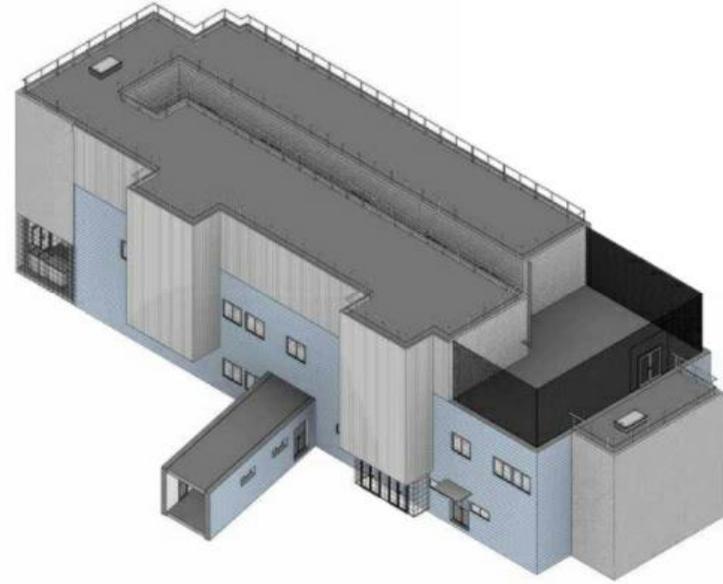
KEY

- Office
- Viewing room
- Porter's corridor
- Mortuary staff WC & changing room
- Store room
- Breakout room
- Staff shower & changing room
- Print room
- Locker room
- Staff WCs
- Server room
- Bin store

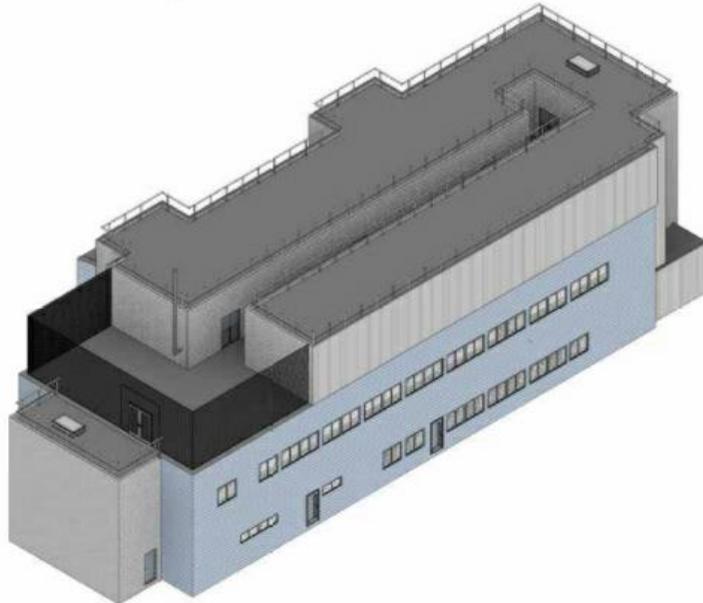
4.12 GENERAL ARRANGEMENT AXONOMETRIC BUILDING



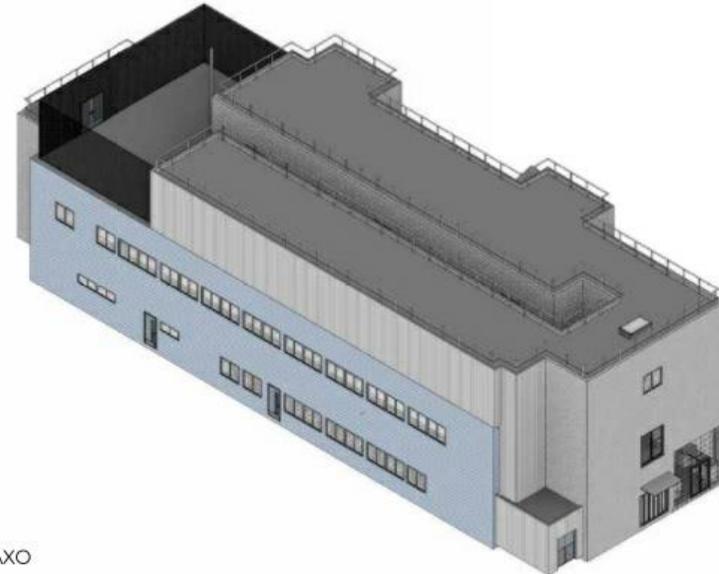
SW AXO



SE AXO



NE AXO



NE AXO