



**WATFORD
BOROUGH
COUNCIL**



DEVELOPMENT MANAGEMENT COMMITTEE

14 March 2022

7.00 pm

Town Hall, Watford

Contact

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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 11 January 2022 to be submitted and signed.

4. **21/01564/FULM Ricky Road Guest House 73 Rickmansworth Road Watford WD18 7ED (Pages 5 - 28)**

5. **21/01811/FULM 19-21 Clarendon Road Watford WD17 1JR (Pages 29 - 75)**

6. **21/01869/OUT - 78 High Road, Watford, WD25 7LJ (Pages 76 - 88)**

7. **21/01729/VAR - 62B Harwoods Road, WD18 7RE (Pages 89 - 99)**

Introduction

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

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

Background papers

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

Policy Framework

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

Local Planning Documents

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

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

County Planning Documents

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

National Planning Documents

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

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

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

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

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

Section 106 Planning obligations and Community Infrastructure Levy (CIL)

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

Human Rights implications

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

Agenda Item 4

Committee date	Monday, 14 th March 2022
Application reference	21/01564/FULM Ricky Road Guest House 73
Site address	Rickmansworth Road Watford WD18 7ED
Proposal	Demolition of existing building and erection of x 16 apartments with private and shared amenity, parking court and bin/cycle store.
Applicant	Dr Dulabh, Sameera Properties Ltd.
Agent	DAP Architecture
Type of Application	Major Full Planning Permission
Reason for committee Item	Major Full Planning Permission
Target decision date	02 March 2022
Statutory publicity	Site Notice and Paper Advertisement
Case officer	Alice Reade, alice.ream@watford.gov.uk
Ward	Park

1. Recommendation

Refuse Planning Permission for the reasons set out in Section 8 of the report.

2. Site and surroundings

- 2.1 The site is located at the corner of Rickmansworth Road and Harwoods Road and presently comprises of a 2.5 storey building in use as a guest house.
- 2.2 To the rear of the site to the south-east is No. 212 Harwoods Road, a former guest house since converted into 6no. flats. Adjacent to No. 212 is a block of flats at the corner of Harwoods Road and Mildred Avenue known as 212A Harwoods Road.
- 2.3 Rickmansworth Road is in general characterised by large detached and semi-detached dwellinghouses on both sides. However, adjacent to the site to the north-east is Bowling Court, a flatted development with vehicular access taken from Mildred Avenue to the rear. Opposite the site are eight smaller terraced dwellinghouses, four fronting Rickmansworth Road and four fronting Harwoods Road.
- 2.4 The site falls within Area 17E of the Watford Character of Area Study. The area has a strongly residential character and is located to the west of the town centre and to the south of Cassiobury Park. The area is defined by the piecemeal development of houses by a variety of architects and builders, resulting in a high degree of variety in terms of architectural detailing of individual

properties. The surrounding properties are large and some have been subdivided into flats.

- 2.5 The site is not located within a conservation area and does not contain, nor is it within proximity to, any statutory or locally listed buildings. The site is located within a Controlled Parking Zone (Zone N/M) which is a fully operational zone with parking restrictions Monday to Saturday 8am to 6.30pm (including Bank Holidays) and additionally, on first team match days of Watford Football Club between the following hours: Weekday evenings: 6pm to 10pm and Sundays 1pm to 6.30pm.

3. Summary of the proposal

3.1 Proposal

- 3.2 Demolition of existing building and erection of a 3 storey apartment block to comprise 16 apartments as follows:

- 2 x 1 bedroom units
- 13 x 2 bedroom units
- 1 x 3 bedroom units

- 3.3 The development materials are proposed to consist of red brick, cream render and zinc cladding. The development includes private and shared amenity areas, vehicle access from Harwoods Road, six on-site car parking spaces, bin and cycle storage and landscaping.

3.4 Conclusion

- 3.5 The proposed development fails to provide high quality design in respect of its appearance and functionality. By virtue of its siting, scale and design it would create a dominant and discordant addition to the streetscene. The development would have a poor relationship to the public realm and would create poor environments within the development. The proposed development would fail to offer new homes of a suitably high quality or with suitable amenity space and the development would create adverse impacts to the amenities of neighbouring properties.

- 3.6 The development makes no provision for affordable housing, either through on-site provision or a commuted sum for off site provision. The applicant has provided a Financial Viability Assessment seeking to justify the lack of affordable housing. This is however as this is considered to be unreliable in its assumptions and the applicant has failed to allow the Council sufficient time and cost to undertake an independent review of this assessment. This is

therefore considered to have only limited weight and fails to sufficiently justify the exceptional circumstances to warrant the lack of much needed affordable housing as sought by local and national planning policy. There is also no S106 agreement to secure contributions towards the exemption of the development from entitlement to park in the surrounding roads subject to the controlled parking order.

- 3.7 When assessed in accordance with paragraph 11 (d) of the NPPF 11, the development would result in adverse impacts which would significantly and demonstrably outweigh the benefits of the development.

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 scored below 75% in the most recent Housing Delivery Test results for 2021 and therefore the ‘tilted balance’ applies to the determination of this planning application.

5. Relevant site history/background information

5.1 Planning History

20/00787/PREAPP – Pre-application enquiry for the redevelopment of guest house erection of a block of 14 flats.

Summary of feedback as follows:

- Principle: Residential land use was broadly accepted at this site.

- Housing mix: Absence of 3 bed units from scheme was not supported. Mix should be broader and include family-sized (2bed, 4person or larger) units.
- Design: Not supported. Siting, scale and massing considered inappropriate. Appearance considered to be of poor design / architectural merit. A number of design considerations were highlighted.
- Size of proposed flats supported either meeting or exceeding minimum space standards. Layout generally satisfactory, however, concerns raised regarding the ground floor units and proximity and outlook to car parking area.
- Communal amenity space considered insufficient in size and usability to serve the quantum of proposed flats. Potential to maximise the amenity space provided.
- Consideration needs to be given to the perimeter of the site in terms of landscaping.
- Quantum of car parking, whilst complying with the maximum parking standards as currently adopted, would not be encouraged. Council would expect a car-lite or car-free development in this sustainable location to comply with the Final Draft Local Plan policies in relation to parking for new developments.
- If some element of car parking provided, then there should be defensible, landscaped space between the car parking spaces and the boundary to the ground floor windows.
- Refuse/recycling provision and cycle store was not indicated previously. General advice given in relation to Council's requirements.

21/00462/PREAPP - Pre Application advice for demolition of existing building and erection of 16no. or 15no. Apartments with a parking court and refuse and cycle stores.

Summary of feedback as follows:

- The development should include 20% of the dwellings as 3 bedroom units
- The design requires significant revisions given the prominence of the corner plot
- Architectural detailing to the elevations should be well-considered to assist in visually breaking up the massing of the building
- The height should be reduced from 3 storeys to 2 storeys on the section nearest to the site entrance along Harwoods Road and the roofscape made a feature to its corner at the junction of Rickmansworth Road and Harwoods Road

- Matters of elevational design, enhancing the relationship of the proposed building to Rickmansworth Road and materiality should be improved
- The undercroft parking and 'dead' frontage to Harwoods Road should be removed
- There is insufficient amenity area for the development. The front amenity area is not of useable high quality and parking should be reduced/removed to provide communal amenity
- Floorspaces annotated would meet internal space standards however detailed floorplans showing room layouts have not been submitted, so officers could not comment on this aspect

6. Main considerations

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

- (a) Principle of residential development
- (b) Layout, scale and design
- (c) Housing mix
- (d) Affordable housing
- (e) Quality of residential accommodation
- (f) Impacts on surrounding properties
- (g) Car parking, access and transportation
- (h) Trees and landscaping
- (i) Environmental impacts
- (j) Section 106 and Community Infrastructure Levy (CIL)

6.2 (a) Principle of residential development

The building on site is not listed or locally listed and is not within a conservation area. There is therefore no policy objection to the demolition of this building. There is also no policy requirement for the retention of the guest house/hotel accommodation. The surroundings are predominantly residential and, therefore, residential redevelopment of the site is acceptable in principle in accordance with Policy HS1 of the Core Strategy.

6.3 (b) Layout, scale and design

Policy UD1 of the Core Strategy sets out points to consider in achieving high quality design for new development. Development should create high quality new places and should respect and enhance the character of its area Chapter 12 of the NPPF sets out national policy for achieving well-design places and key design qualities are set out in paragraph 130.

- 6.4 The application site is visually prominent, on a corner site on one of the principal roads in the town. The proposed development does not, however, achieve a high quality design appropriate for this prominent site and its context.
- 6.5 The replacement building would significantly exceed the footprint of the existing building, projecting significantly forward to the site boundaries. The front building line to Rickmansworth Road would project 5.5m forward of the adjacent building of Bowling Court and would present as unduly dominant in the streetscene. As seen in the view of the site on the approach from the south, the 3 storey rendered flank wall of the development, with little articulation, would be considerably visible being 5.5m forward of the pitch roofed building at Bowling Court. This relationship would be very prominent and ungainly and further identifies the discordant siting of the building in a well established front building line
- 6.6 The majority of the south west of the building facing Harwoods Road would abut the boundary with the pavement with no defensible space for the dwellings and little opportunity for soft landscaping. This would again create an overbearing and dominant relationship to this streetscene. Ground floor entrances to the flats on this side have been included, however, these would offer poor privacy and provide inappropriate accesses being directly from the pavement into the lounge/kitchen/dining rooms. As these dwellings also have hallway entrances from within the development, these ground floor entrances from Harwoods Road are less likely to be used. The development would therefore create a dominant, harsh and uninviting relationship to the Harwoods Road streetscene.
- 6.7 The projection of the development forward onto Rickmansworth Road and abutting the side boundary to Harwoods, along with its width, depth and height would substantially fill the application site, creating a cramped development which would be excessive in relative massing and would be unduly dominant in the streetscene. This excessive massing would be further exaggerated by the overhanging 1st and 2nd floors to the east of the building.
- 6.8 Within the site, the overhanging wing of the building would undermine the internal design of the development. The parking area under the overhanging building element would be a dark and secluded environment with no natural surveillance. The external walkways also create poor and enclosed entrances with poor amenity. This layout creates a poor amenity, security and sense of safety for future residents and could create opportunities for anti social behaviour. It is also noted that the development includes no details of security or crime prevention for the site.

- 6.9 It is noted that the very bland elevational appearance of the pre-application schemes has been marginally improved in the application. However, overall it is considered that the elevation appearance remains poor in materiality and arrangement of features including render and metal fretwork on the key corner. Notwithstanding this, the footprint and massing of the development has increased since pre-application stages, contrary to officer advice, and for the reasons detailed the siting, scale, bulk and design of the development is not supported.
- 6.10 For these reasons the development would be of poor design in respect of its appearance and functionality. The development would fail to create safe and attractive new places and is contrary to paragraph 130 of the National Planning Policy Framework (NPPF), policies SS1 and UD1 of the Watford Local Plan Core Strategy 2006-31 and Section 7.3 of the Residential Design Guide (2016).
- 6.11 (c) Housing mix
The development accords with Policy HS2 of the Core Strategy and would provide an appropriate mix of dwelling sizes as follows:
- 2 x 1 bedroom units
 - 13 x 2 bedroom units
 - 1 x 3 bedroom units
- 6.12 With only one 3 bedroom dwelling, this does not constitute 20% of the scheme as sought in emerging policy within the draft Local Plan. However, noting the emerging nature of this policy it does not yet carry full weight and in advance of adoption of the Local Plan the proposed mix is considered acceptable. Notwithstanding this, the quality of the 3 bed dwelling and other dwellings is not supported as set out in sub-section (e) of this report.
- 6.13 (d) Affordable housing
Policy HS3 of the Local Plan Core Strategy requires a 35% provision of affordable housing in all schemes of 10 units or more. The Core Strategy seeks a tenure mix of 65% affordable rent, 20% social rent and 15% intermediate tenures. The emerging policy within the Final Draft Local Plan also seeks 35% affordable housing, however, with a revised tenure split of 60% social rent and 40% intermediate tenures.
- 6.14 The development is proposed with no on-site affordable housing. The application covering letter, dated 20th October 2021, stated that a viability report was to follow the application submission. This was not, however, received until 24th January 2022,

- 6.15 This report, the Financial Viability Assessment, dated January 2022, prepared by 'Beresfords', undertakes calculations of the development concluding that the development would have a negative residual land value that it is unable to sustain any affordable housing and remain viable. This inputs to this assessment is however considered to be insufficiently substantiated to support the report conclusion for the following reasons.
- 6.16 In respect of the bench mark land value, this has limited reliance as it does not draw on comparable guest house values. In the development cost appraisals, the assessment seeks a developer target profit margin of 20% on private market dwellings. Owing to the lower risk nature of development in Watford, this is considered to be an unreasonably high target profit. For example, comparable schemes, including without those without parking, have been considered in respect of a 17.5% target profit reflecting the relative confidence in the Watford housing market.
- 6.17 The viability appraisal submitted has been based on other cost inputs including finance costs of 7%, professional fees of 10% and sales costs of 2.5% for the development. These rates are higher than have been used in comparable local recent schemes and would potentially lead to overestimation of these costs of the development. The price per sq.ft. for the proposed development also seems to be lower than for comparable local schemes which could potentially underestimate the revenues for the scheme. It is also noted that the submitted viability appraisal considers a scheme of 40% affordable housing as being policy compliant which is erroneous as current and emerging local policy seeks 35%.
- 6.18 The viability appraisal is therefore considered to not sufficiently demonstrate the viability of the scheme. It is further noted that the applicant has not agreed to the additional time and costs to allow for the viability appraisal to be reviewed by an independent assessor. The Council has therefore been unable to further verify the content and conclusions of the appraisal.
- 6.19 For these reasons, and inaccordance with para 47 of the NPPF, the viability appraisal has only limited weight in the assessment of the application and does not serve to justify the lack of affordable housing as is sought by Policy HS3 of the Core Strategy, emerging policy HO3.3 of the Final Draft Local Plan and paragraph 64 of the NPPF.
- 6.20 (e) Quality of residential accommodation
- 6.21 *Gross Internal Areas*

Section 7.3.6 of the Residential Design Guide sets out the minimum Gross Internal Areas for new dwellings in accordance with the Nationally Described Space Standards (NDSS). The proposal provides 1, 2 and 3 bedroom units. All of the proposed units would meet or exceed the minimum floorspace standard for the dwelling type proposed and are compliant with the NDSS.

6.22 *Light and outlook*

The layout of the development includes all dual aspect dwellings, however, 10 of the 16 dwellings have restricted light and/or outlook to some habitable room windows by virtue of side facing windows or compromised windows within the development as follows:

- Flat 1- Bedroom 3, ground floor side aspect and master bedroom rear aspect
- Flat 3- Bedroom 2, enclosed window within internal corner and under walkway
- Flat 4- Bedroom 2, enclosed window within internal corner and under walkway
- Flat 6- Bedroom 1, first floor side aspect and rear aspect
- Flat 7- Bedroom 2, first floor side aspect
- Flat 9- Bedroom 2, enclosed window within internal corner and under walkway
- Flat 10- Bedroom 2, enclosed window within internal corner and under walkway
- Flat 11- Bedroom 1, second floor side aspect and rear aspect
- Flat 12- Bedroom 2, second floor side aspect
- Flat 14- Bedroom 2, enclosed window.

6.23 The application is accompanied by a daylight assessment for the new dwellings. This identified that some of the compromised windows would receive suitable light, however, that 1 Kitchen/Living room and 3 of bedrooms would fail to meet the daylight guidance for Average Daylight Factor (ADF) as set by the British Research Establishment's Sunlight and Daylight Best Practice Guidance. The ADF minimum is for 1% to bedrooms whereas the 3 identified bedrooms would offer 0.3% to the second bedrooms of flats 3 and 9 and 0.8% to the 3rd bedroom of Flat 1. This is considered to be an unreasonable daylight provision for these rooms of the development.

6.24 Although it is noted that the other 42 rooms of the 46 tested (91%) would meet the ADF, the submitted report does not consider or assess sunlight. Furthermore, the assessment and the development relies on there being no further future development at the adjacent site to the north which is overlooked by the north east facing windows. The submission has therefore not demonstrated suitable light would be achieved in the proposed dwellings.

- 6.25 In respect of the ground floor side facing window, this would overlook a 1m wide side alley way onto the boundary fence with restricted light and no outlook. The first and second floor north-east side facing windows would have more amenity. However, in facing the side of the adjacent building at No75, with 1m to the boundary, this is a poorly designed arrangement, contrary to RDG 7.3.16.
- 6.26 Within the development, the enclosed windows within the internal corner of the building would be under the first floor walkway at ground floor and at upper floors the windows would face, at a distance of only 1.5m, the flank wall of another flat within the development. The rear (south east) facing windows of flats 1, 6 and 11 would be heavily enclosed by the south wing of the building. These identified windows have met minimum BRE standards for light and outlook however they would experience notably poor outlook and privacy to the habitable rooms they serve, creating poor amenity for the dwellings.
- 6.27 In addition to restricted light, these and the other compromised windows identified would have notably poor outlook as already discussed, which would undermine the quality of the dwellings and poor outlook is not overcome by the daylight assessment.
- 6.28 Within the development there is also severe mutual overlooking between the full height windows and balconies of flats 1, 6 and 11 and the opposite doors and 2nd bedroom windows of flats 3, 4, 9, 11, 14 and 15. Minimum distances of 2m to the balcony and 6m window to window would be substantially below guidance distances of 11m and 22m within developments. The external walkways abutting the balconies will also create further overlooking.
- 6.29 As identified in section 6.12 of the report, the development does include a ground floor 3 bedroom family dwelling (flat 1). This would, however, be poor quality, experiencing poor light, outlook and privacy. As well as the poor light and outlook to the side facing bedroom 3, the south east facing master bedroom and rear patio would be heavily overshadowed and overlooked by virtue of the projection and proximity of the building to the south of this aspect and the adjacent overhanging walkway. The master bedroom and balcony of flat 1 would also have poor privacy where it abuts the walkway and communal garden with no defensible space or screening.
- 6.30 In total, 11 of the 16 dwellings of the development would have poor amenity to one or more of their habitable rooms. The amenity quality of the living environments of the majority of the dwellings in the development would be poor.

6.31 *Amenity areas*

Section 7.3.22 of the Residential Design Guide states that minimum garden areas of 50sqm or 65sqm should be provided for 1-2 bed and 3 bed dwellings respectively. Communal amenity area should be provided relative to the number of dwellings.

6.32 The proposed development includes private front garden areas for the two ground floor dwellings fronting Rickmansworth Road. The areas of these spaces at 41sqm and 45sqm would fail to meet minimum standards however, in their position fronting a busy main road and with only modest landscaping, these would not be useable private spaces, particularly not suitable for the 3 bed dwelling proposed at ground floor.

6.33 The communal rear garden area of 63sqm would be significantly below the 260sqm of amenity area sought for the development in accordance with the Residential Design Guide. This useable space would be further reduced to create defensible space to the windows of the ground floor dwellings. The space would also be heavily constrained within the site, overshadowed by the southern wing of the building, restricting opportunities for soft landscaping and failing to create sufficient or useable amenity space for the dwellings.

6.34 It is noted that the dwellings would have private balconies, however, this would not negate the need for good quality communal space for 2 and 3 bedroom dwellings, particularly in this residential location. It is also noted that the site is within close proximity to Cassiobury Park, however, for the dwelling types proposed in this location, the lack of sufficient, good quality on-site amenity space is not supported.

6.35 *Noise Impact*

The site is adjacent to a busy main distributor road, however, the application is not accompanied by technical reports in respect of noise and necessary mitigation measures for the proposed dwellings. The application has therefore failed to demonstrate that appropriate noise environments can be achieved within the development pursuant to policy SE7 of the Watford District Plan 2000.

6.36 (f) Impacts on surrounding properties

The sites surrounding residential properties include No 212 Harwoods Road to the rear (south east), Bowling Green to the north east and dwellings at 75 Rickmansworth Road and 251-257 Harwoods Road on the opposite side of Harwoods Road to the south west.

- 6.37 A daylight/sunlight assessment following the British Research Establishment's (BRE) best practice guidance has been undertaken assessing the impact on Vertical Sky Component (VSC), Average Daylight Factor (ADF) and Annual Probable Sunlight Hours (APSH) to the adjacent dwellings. Based on this report, it is demonstrated that the adjacent dwellings would not have their existing natural light adversely affected by the development.
- 6.38 The south west elevation would not be set back from the highway and by virtue of its proximity, height and width on this elevation and its upper floor windows and balconies, this would create an overbearing impact and sense of overlooking to the modest dwellings at No75 Rickmansworth Road and Nos 251 to 257 Harwoods Road.
- 6.39 The development would therefore adversely affect the residential amenities of the neighbouring occupiers, contrary to policies SS1 and UD1 of the Watford Local Plan Core Strategy 2006-31 and sections 7.3.16 and 7.3.21 of the Residential Design Guide 2016.
- 6.40 It is noted that there is poor design within the scheme with the first and second floor clear glazing windows to habitable rooms on the north east elevation being be 1m from the side boundary to the adjacent Bowling Green properties. This would fail to accord with guidance of section 7.3.16 of the Residential Design Guide 2016 however as this overlooks the communal garden of Bowling Green, it is not asserted that there is an adverse privacy issue in this instance.
- 6.41 (g) Car parking, access and transportation
Saved policies T22 and T24 of the Watford District Plan 2000 state that residential developments should provide sufficient on-site parking that are within the maximum parking standards set within Appendix 2 of the Watford District Plan 2000. In accordance with this, the proposed development of 16 dwellings in this location could have a maximum of up to 24 on-site parking spaces. The development proposes 6 car parking spaces for the 16 proposed dwellings. Although this is low parking provision, this is supported in principle by virtue of the sustainable location of the development and pursuant to objectives to reduce car traffic.
- 6.42 However, as the application is not subject to a S106 agreement, there is no means of exempting the development from entitlement to permits to park within the Controlled Parking Zone. Without this, the development would see an increase of up to 32 cars parking in the surrounding roads, adding to highway traffic and congestion and contrary to saved policies T22 and T24 of the Watford Local Plan Core Strategy.

6.43 It is noted that Hertfordshire County Council, as the Highway Authority, have not objected to the highway layout or traffic generation matters of the development however as the parking matters are not compliant with Watford Borough Council planning policy, the application is not supported for this reason.

6.44 (i) Environmental impacts

The application has not been accompanied by reports detailing assessments in respect of flood risk, surface water, energy and sustainability and noise impact. These technical matters have therefore not been demonstrated to be acceptable to support the planning application.

6.45 (j) Section 106 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. The CIL charge applicable to the proposed development is c.£157 per m² (including indexation).

6.46 Site specific contributions, including affordable housing and a contribution to secure exclusion from the Controlled Parking Zone, are required to support the development pursuant to Policy HS3 of the Watford Local Plan Core Strategy and saved policies T22 and T24 of the District Plan. These have not been included within a S106 and are included within recommended reasons for refusal.

7 Consultation responses received

7.1 Statutory consultees and other organisations

Consultee	Comments	Officer response
HCC Highway Authority	No objection subject to conditions recommended.	Noted
HCC Lead Local Flood Authority	Not able to provide a detailed response due to resourcing and referred to standing advice.	Noted. Conditions could secure surface water measures.
HCC Waste and Minerals	General comments made.	Noted

HCC Growth and Infrastructure	No comments	Noted that Community Infrastructure Levy is applicable.
Crime Prevention	No reference to security or crime prevention is detailed in the application. The parking area raises concerns in respect of Anti-social Behaviour.	Noted.
Thames Water	Condition requested for piling method statement in respect of sewer pipes.	Noted.

7.2 Internal Consultees

Consultee	Comments	Officer response
Contamination officer/ Environmental Health	Air quality impacts require assessment. No objection regarding contamination subject to recommended condition.	Noted.
Head of Housing	No comments	Noted.
Waste and recycling officer	Further information was requested in respect of bin collection distance and arrangements.	Noted
Tree Manager	No objection, however, would want to see more planting to be secured by condition.	Noted

7.3 Interested parties

Letters were sent to 57 properties in the surrounding area. Responses have been received from 16 properties raising objections to the application. The main comments are summarised below, the full letters are available to view online:

Comments	Officer response
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<p>The building at No73 was built by the Metropolitan Line Railway and should be retained.</p>	<p>The existing building is not locally or nationally listed and is not within a conservation area.. There are no planning policy requirements for its retention.</p>
<p>Proposed building does not fit in with the character and layout of the area and would be excessively large and overbearing.</p>	<p>This is noted and agreed as set out in the report.</p>
<p>Flats are too small and have no garden.</p>	<p>The flats do meet Nationally Described Space Standards however the quality of the dwellings and their amenity spaces has been found to be poor.</p>
<p>No affordable housing.</p>	<p>Noted and agreed. In this instance the applicants have not provided sufficient evidence to demonstrate that this development would not be viable with affordable housing.</p>
<p>There are too many 1 bed flats in Watford and new units should be two or three bedrooms for families.</p>	<p>The development includes only 2 x 1 bed flats with the other 14 dwellings comprising 13 x 2 beds and 1 x 3 beds. Although the quality of these dwellings has been found to be poor, the housing mix is supported in advance of the new Local Plan.</p>
<p>The development would harm the light, outlook and privacy of the flats and garden at No75 Rickmansworth Road and Harwoods Road properties opposite.</p>	<p>With no set back from Harwoods Road and by virtue of its width and depth, the development would create a dominant and overlooking impact to the dwellings at 75 Rickmanworth Road and 251- 257 Harwoods Road.</p>
<p>Bins would be harmful to Mildred Avenue properties being adjacent to their boundary.</p>	<p>The proposed bin storage is at the south east corner of the site adjacent to the boundary with 212 Harwoods Road. This is not adjacent to Mildred Avenue properties. The enclosure for the bins would be reasonable to prevent undue impact to the amenity of occupiers at 212 Harwoods Road.</p>
<p>This area is highly congested. There is insufficient parking for this development and will add to parking within the CPZ roads.</p>	<p>Noted and agreed that should future residents of the development be eligible for parking permits in the surrounding roads, this would create additional on-street parking demand by up to 32 cars. The</p>

	restriction of permits would need to be secured under a S106 agreement.
Watford is overcrowded with overloaded infrastructure.	The development would be liable for CIL contributions towards infrastructure.
The applicant has undertaken previous poor quality developments in the area.	This is not a material planning consideration in respect of the assessment of the application.
Noise and disturbance during construction.	This is not a material planning consideration in respect of the assessment of the application.

8 Recommendation

That planning permission be refused for the following reasons:

1. The proposed building, by virtue of its siting, design, scale and form, would fail to respond positively to the site's context and would cause harm to the visual amenity of the area. The building would project forward substantially relative to the adjacent building onto Rickmansworth Road, it would abut the side boundary with Harwoods Road and would substantially fill the depth of the site. This siting along with the height and massing would create an overly dominant and discordant addition to the streetscene and would not allow for high quality landscaping. The overhanging upper floors of the building would add to the appearance of the excessive bulk. The position of ground floor dwellings immediately onto the Harwoods Road pavement would create a harsh interface to the public realm. Additionally, the overhanging wing, the covered parking area and external walkway platforms would create areas of poor lighting and natural surveillance which would be of poor amenity for future occupiers and which may present opportunities for anti-social behaviour. Overall, it is considered that the scheme would fail to make a positive contribution to the visual amenity of the site and the streetscene and would fail to minimise the opportunities for crime and anti-social behaviour through design that creates safe and attractive places. This would be contrary to paragraph 130 of the National Planning Policy Framework (NPPF), policies SS1 and UD1 of the Watford Local Plan Core Strategy 2006-31 and Section 7.3 of the Residential Design Guide 2016.

2. Of the development, 11 of the 16 proposed dwellings would experience poor amenity to one or more habitable room in respect of light, outlook and/or privacy. The development also fails to provide a high quality and useable external amenity areas suitable for the dwellings proposed and future occupiers. The application also fails to demonstrate that the dwellings would not be affected by noise from the adjacent main road. The development would therefore fail to provide satisfactory residential accommodation for future occupiers of the development and does not constitute a high quality or sustainable development and is contrary to paragraph 130 and of the National Planning Policy Framework (NPPF), policies SS1 and UD1 of the Watford Local Plan Core Strategy 2006-31 and section 7.3 of the Residential Design Guide 2016.
3. The development would unacceptably harm the amenities of the neighbouring occupiers. The proximity and massing of the south west elevation, and its upper floor windows and balconies would be immediately abutting the boundary with Harwoods Road and would create an overbearing impact and sense of overlooking to the dwellings at 75 Rickmansworth Road and Nos 251 to 257 Harwoods Road. As such, the proposed development would adversely affect the residential amenities of the neighbouring occupiers, contrary to policies SS1 and UD1 of the Watford Local Plan Core Strategy 2006-31 and sections 7.3.16 and 7.3.21 of the Residential Design Guide 2016.
4. The proposed development makes no provision for affordable housing and no s106 agreement has been completed to secure affordable housing or a viability review upon completion of the development. Consequently, the proposal is not in accordance with Policy HS3 of the Watford Local Plan Core Strategy 2006-31 and is contrary to chapter 64 of the NPPF in relation to affordable housing provision.
5. The development fails to secure a financial contribution towards the variation of the Borough of Watford (Watford Central Area and West Watford Area) (Controlled Parking Zones) (Consolidation) Order 2010 to restrict the entitlement of the future owners of the flats to parking permits for the controlled parking zones in the vicinity of the site. Without such an agreement in place, the development would result in additional on-street parking in an already congested area contrary to saved policies T22 and T24 of the Watford District Plan 2000.

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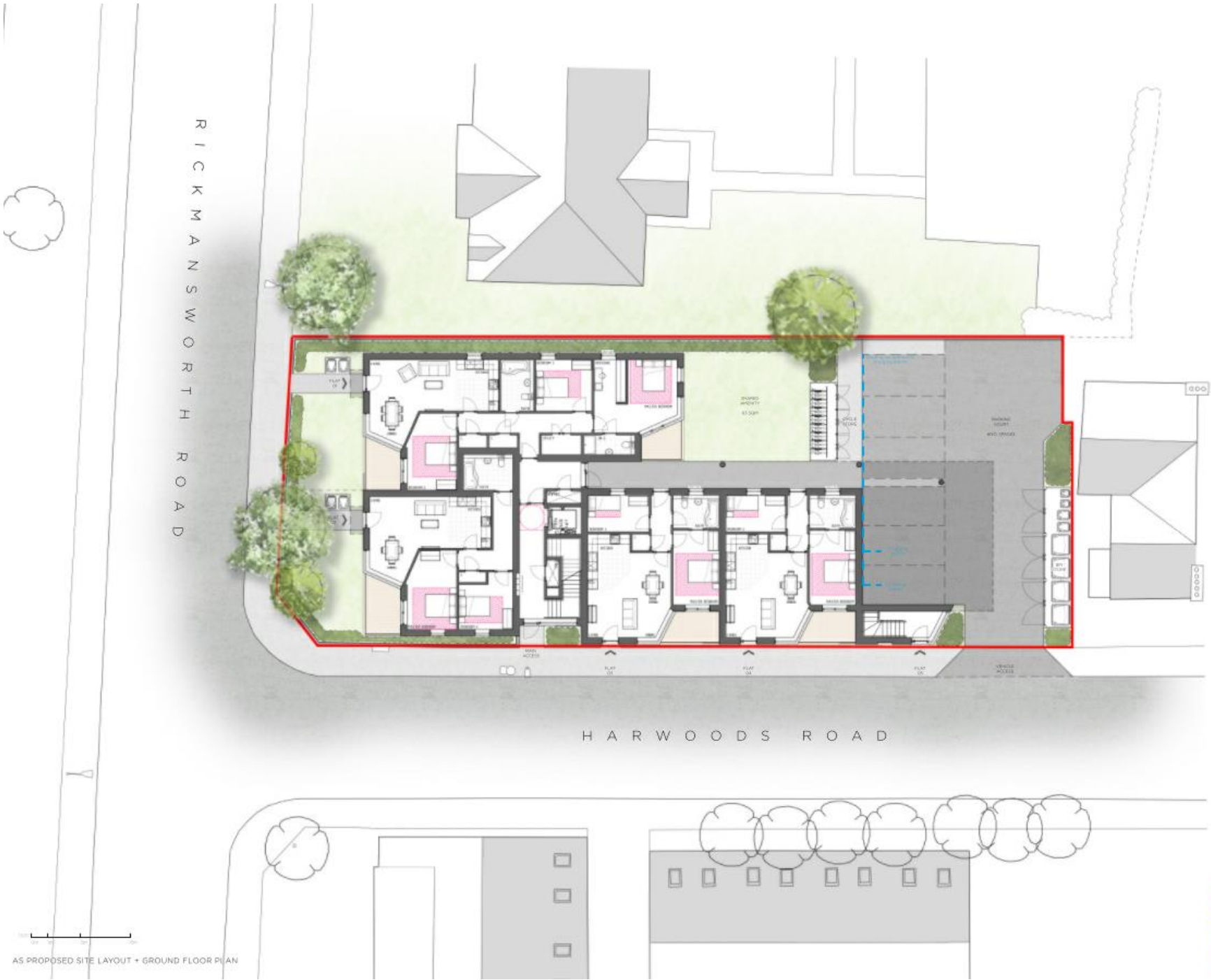
AS EXISTING SITE LOCATION PLAN



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SITE LOCATION PLAN
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FRONT ELEVATION



SIDE ELEVATION



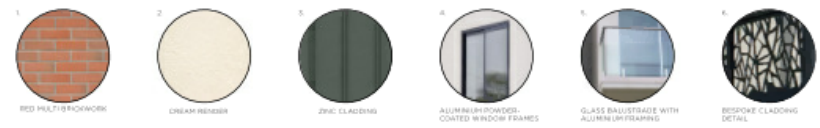
REAR ELEVATION



SIDE ELEVATION



AS PROPOSED ELEVATIONS



AS PROPOSED MATERIAL PALETTE



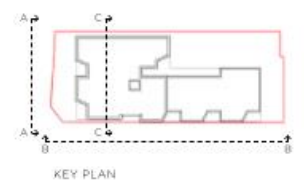
STREET-SCENES AA (ALONG RICKMANSWORTH ROAD)



STREET-SCENES BB (ALONG HARWOODS ROAD)



SITE-SECTION CC



KEY PLAN



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PROPOSED AERIAL SKETCH



RICKMANSWORTH ROAD

PROPOSED VISUAL
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Committee date	Monday, 14 March 2022
Application reference	21/01811/FULM 19-21 Clarendon Road Watford WD17
Site address	1JR
Proposal	Demolition of the existing building on site and redevelopment of the site for residential use (Use Class C3) and flexible commercial spaces (Use Class E) at ground floor with associated, cycle parking, internal and external amenity space and landscaping.
Applicant	IDA London Holdings
Agent	Iceni Projects
Type of Application	Major Full Planning Permission
Reason for committee Item	Major Full Planning Permission
Target decision date	15 th March 2022
Statutory publicity	Site Notice and Paper Advertisement
Case officer	Alice Reade, alice.reamde@watford.gov.uk
Ward	Central

1. Recommendation

That planning permission be granted subject to conditions and S106 requirements, as set out in section 8 of this report.

2. Site and surroundings

- 2.1 The site is located at the southern end of Clarendon Road, towards the northern edge of Watford Town Centre. The Site is positioned at the corner of Clarendon Road with Beechen Grove. The site of 0.08ha is currently occupied by a vacant 3 storey commercial building, which was previously an RBS Bank and office space. The frontage of the site contains an area of hard landscaping and to the rear is an area of shared car parking with surrounding properties and an access road in the form of Watford House Lane. To the north of the site lies an area of recently improved public realm, which separates the site from Beechen Grove.
- 2.2 Immediately north of the site is a Jury's Inn Hotel, of between 6 and 8 storeys and beyond this lies the northern portion of Clarendon Road which hosts a number of commercial office developments which range in height between 4 and 12 storeys. The Clarendon Road context also includes development underway including for up to 20 storeys at 37-39 Clarendon Road. Opposite the site to the east is Arliss Court, an office building converted to residential.

- 2.3 Directly south are two semi-detached 3 storey commercial units, Nos. 15 and 17, currently occupied by an estate agent and charity shop. Further south is Watford Town Centre which provides access to a number of commercial, retail and food offerings along the High Street and within the Atria Shopping Centre. Immediately to the west is the 4 to 5 storey buildings of 23-37 The Parade including NRG Gym and the entrance to Watford Market.
- 2.4 The Grade II Listed Watford Palace Theatre is located to the east of the Site, and Beechen Grove Baptist Church, also Grade II Listed sits to the north east on the opposite corner of the adjacent junction. A number of locally listed buildings sit to the south including on the High Street and No1 Watford House Lane. The site itself is not located within a conservation area, however, two are within close proximity with the Civic Core Conservation Area approximately 100m to the west and the Estcourt Conservation Area approximately 100m to the north east.
- 2.5 The Clarendon Road frontage of the site is within a secondary retail frontage. The site is within the Special Policy Area for the Town Centre (SPA1 of the Watford Local Plan Core Strategy) which seeks for a balanced provision of town centre facilities and infrastructure throughout the town centre.
- 2.6 In the emerging Final Draft Watford Local Plan, the site is identified within the Core Development Area and, more specifically, the Town Centre Strategic Development Area (CDA2.2). The site is allocated as a site suitable for residential-led mixed use development (Site Allocation MU12).

3. Summary of the proposal

3.1 Proposal

3.2 The proposal is for the demolition of the existing building on site and the erection of a development as follows:

- i) Part 8 and part 12 storey building
- ii) Comprising 65 dwellings as follows:
 - 18 x Studio
 - 29 x 1 bed 2 person
 - 18 x 2 bed 4 person
- iii) Ground floor café/business lounge plus a flexible community space, total 116sqm
- iv) Bin and cycle storage
- v) Landscaping

3.3 Conclusion

This town centre site is considered as a central and sustainable location suitable for higher density development. The proposed development would make efficient use of this town centre site to provide high quality residential dwellings in a sustainable location whilst also adding to the commercial offer and town centre vitality.

- 3.4 The layout, massing and design has been successfully resolved through a constructive pre-application process to address previous officer concerns and comments from the Watford Place Shaping Panel. The scheme, at a maximum of 12 storeys, responds to the scale and massing of its context and sits comfortably within the Watford townscape. By virtue of its scale, massing and materiality, it is found that the development will have no detrimental impact on the setting of the nearby listed buildings. The detailed design and material selection would create an attractive and well articulated building that makes positive references to nearby listed buildings. The layout and landscaping of the development would create notable enhancements to the public realm around the site.
- 3.5 The dwellings within the development would be high quality with good light and outlook and appropriate mitigation against noise impact from the busy location. The development would not harm the amenities of neighbouring properties and offers commendable sustainability enhancements.
- 3.6 Although the development does not have sufficient viability to deliver on site affordable housing, a payment of £300,000 is secured for off-site investment in affordable housing by the Council and a review mechanism is recommended to secure further payments to affordable housing should the scheme viability improve.
- 3.7 The development of brownfield land at this sustainable town centre location, to provide new homes and commercial space, is compliant with current and emerging local policy and the NPPF. The scale, massing and design of the development is successful and would have an appropriate relationship with heritage assets, in accordance with policies UD1 and UD2 of the Core Strategy and NPPF.

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 scored below 75% in the most recent Housing Delivery Test results for 2021 and therefore the ‘tilted balance’ applies to the determination of this planning application.

5. Relevant site history/background information

- 5.1 Pre-application discussions have been ongoing since 2020 and advice has been provided in respect of potential hotel and residential developments of up to 22 storeys in height. This process has included officer meetings and advice notes and review by the Watford Place Shaping Panel in July 2020, February 2021 and April 2021.
- 5.2 Planning application reference 21/00887/FULM was submitted in June 2021 for a building of 22 storeys and 103 residential units with flexible commercial space at ground floor. This application was subsequently withdrawn in October 2021 following officer advice that the proposed height of 22 storeys would not be supported.
- 5.3 Further pre-application work was undertaken including a further review by the Watford Place Shaping Panel on 9th November 2021 from which the current application has been informed. The reports of the Watford Place Shaping Panel from February, April and November 2021 are appended to this report.

6. Main considerations

- 6.1 The main issues to be considered in the determination of this application are:
- (a) Principle of mixed use development
 - (b) Layout, scale and design

- (c) Heritage
- (d) Housing mix
- (e) Quality of residential accommodation
- (f) Affordable housing
- (g) Impacts on surrounding properties
- (h) Car parking, access and transportation
- (i) Trees and landscaping
- (j) Environmental impacts
- (k) Section 106 and Community Infrastructure Levy (CIL)

6.2 (a) Principle of mixed use development

The existing building on site is not listed or locally listed and is not within a conservation area. There is, therefore, no policy objection to the demolition of this building.

6.3 The Special Policy Area for the Town Centre (SPA1) of the Core Strategy applies to the site and this seeks a balanced provision of town centre facilities and infrastructure throughout the town centre. The Final Draft Local Plan carries limited weight, however, it will also support opportunities for transformational development within the Town Centre Strategic Development Area and also identifies this site as an allocated site for mixed use development (site MU12).

6.4 The proposed mixed use development with residential dwellings is therefore supported in accordance with SPA1 and Policy HS1 of the Core Strategy. The proposed ground floor commercial and community premises would be appropriate uses for the site and context and would accord with the retail frontage designation of the site onto Clarendon Road.

6.5 The principle and uses of the proposed development are therefore fully in accordance with current and emerging local plan policy.

6.6 (b) Layout, scale and design

Policy UD1 of the Core Strategy sets out points to consider in achieving high quality design for new development. Development should create high quality new places and should respect and enhance the character of its area. Chapter 12 of the NPPF sets out national policy for achieving well-design places and key design qualities are set out in paragraph 130.

6.7 The application site is visually prominent on the ring road to the town centre and is located at a key area of transition from the Clarendon Road office area to the north and into the High Street and The Parade to the south. The layout

of the development ensures the building creates strong frontages to all elevations and particularly addresses Clarendon Road and Beechen Grove.

- 6.8 In respect of scale, the part 8 and part 12 storey height would create a comfortable height for the site, location and townscape. The building would have a strong but not overbearing presence to Beechen Grove and reflect the massing of Jury's Inn hotel to the north and 23-37 The Parade to the west. The visual definition of the massing ensures that the 8 storey element is viewed comfortably on the corner opposite the Beechen Grove Baptist Church and in views of the area. The building is well articulated with strong vertical emphasis and a clear 'top, middle and bottom' arrangement to create a well balanced appearance that will define the massing and create an attractive building.
- 6.9 The proposed architectural language that has been developed for the scheme carefully references the local heritage assets and the wider historic Watford vernacular of calm, ordered and well-proportioned buildings elevated in brick. Particular attention has been given to the grouping of elements with elegant vertical proportions framed with solid flanks. The corner elements of the building have been further enhanced with elegant brick fluting details and additional windows at ground level to celebrate the corners at ground level and draw the eye up the building.
- 6.10 The development also offers significant enhancements to the public realm. The articulation of the building creates a strong and open ground floor frontage to multiple aspects. The north east corner would consist of a café/business lounge area with strong active frontage and opportunities for overspill to the pavement. This use would also help to integrate the town centre location to the office area to the north. The north elevation also includes the residential entrances and glazing to the cycle store to create a fully interactive elevation onto Beechen Grove.. The east elevation also includes the ground floor community use included in the development. This would again offer visual permeability to the building. The continuation of the pavement to the front of the building on the Clarendon Road elevation will create a integrated and high quality public realm space.
- 6.11 It is noted that the development would be considered as a 'tall building' for the purposes of policy QD6.5 of the emerging Final Draft Local Plan. Draft policy QD6.5 requires tall buildings to demonstrate outstanding design. As the Final Draft Local Plan is not adopted, this policy has only limited weight as a material planning consideration. It is, however, recognised that the development shows key elements of quality, particularly in respect of its active frontage, façade quality and townscape contribution. The DRP review of 9th November 2021 found that the proposals were felt to meet the level of

design quality required to justify a tall building under Watford's emerging policy requirements.

6.12 (c) Heritage

The nearby area includes two conservation areas and listed and locally listed buildings. As identified in the submitted Townscape and Heritage Assessment, the two most important listed buildings in the immediate vicinity are the Grade II listed Palace Theatre and Baptist Church. These both display considerable interest, particularly architecturally, in their external elevations. The Church on the opposite corner of the Beechen Grove/Clarendon Road junction also contributes significantly to the townscape.

6.13 The height and massing of the development would maintain the townscape value of these nearby heritage assets. As seen in the views prepared to accompany the application, the 8 storey height of the building would not intrude on the views of the Church or the appreciation of its spire. Again, as seen in the views submitted, the curvature of Clarendon Road would lead the 8 storey building away from the Palace Theatre building without imposing on its presence. By virtue of its scale, massing and materiality, it is found that the development will have no detrimental impact on the setting of the listed buildings.

6.14 The architectural detailing has been evolved with understanding and analysis of the detailing of key local heritage assets. The fenestration, brick and stone detailing take cues from the Baptist Church and Palace Theatre but in a contemporary interpretation which will create an attractive building that respects the heritage context and contributes positively to the regeneration of this area.

6.15 (d) Housing mix

The development accords with Policy HS2 of the Core Strategy and would provide an appropriate mix of dwelling sizes as follows:

Dwelling type and size	Number
1-bed 1-person	18
1-bed 2-person	29
2-bed 4-person	18
Total	65

6.16 It is noted that there are no 3 bedroom dwellings proposed and that in future this is expected to be sought at 20% of new development under the emerging policy of the Final Draft Local Plan. However, this is not yet adopted policy and

owing to the location and constraints of the site, the mix is considered to be reasonable and acceptable in this instance.

6.17 (e) Quality of residential accommodation

Gross Internal Areas

Section 7.3.6 of the Residential Design Guide sets out the minimum Gross Internal Areas for new dwellings in accordance with the Nationally Described Space Standards (NDSS). The proposal provides studio, 1 and 2 bedroom units. All of the proposed units would meet or exceed the minimum floorspace standard for the dwelling type proposed and are compliant with the NDSS.

6.18 *Light and outlook*

The scheme includes 61.5% dual aspect dwellings and no dwellings with a single aspect only to the north. The single aspect dwellings are south facing which maximises light whilst the projecting balconies will provide some shade from overheating. The scheme also avoids any single aspect dwellings to the noiser Beechen Grove elevation. This layout maximises amenity quality for the dwellings in respect of light, outlook and ventilation.

6.19 A daylight/sunlight assessment following the British Research Establishment's (BRE) best practice guidance has been undertaken assessing the Vertical Sky Component (VSC), Average Daylight Factor (ADF) and Annual Probable Sunlight Hours (APSH) for the proposed new homes in the development. All proposed dwellings would meet or exceed the minimum BRE standards for natural light.

6.20 It is noted that the south facing dwellings would have a close distance to the side boundary of the site with the adjacent buildings at 15-17 Clarendon Road. Although this site is not allocated for development, this may come forward at a future date. The submitted Design and Access Statement has provided an illustrative scheme for 15-17 Clarendon Road that would be achievable without creating adverse impact to the south side of the proposed development.

6.21 *Amenity areas*

The development includes private amenity areas to each of the 65 dwellings. These include projecting balconies to the south elevation which create some natural protection from overheating. The west and east elevations include recessed balconies to provide greater protection from the street below. The layout, size and treatment of the private amenity areas will create comfortable and useable spaces.

- 6.22 The roof terrace to the 8 storey element creates communal outdoor amenity space of 171sqm. Although this space is below the amenity space area that would be sought in accordance with section 7.3.22 of the Residential Design Guide, the landscaping for this area would create a highly useable space suitable for the expected occupants of the development. This level of provision is considered acceptable for this small and highly constrained site. It is also noted that residents would also benefit from private amenity areas and the indoor shared space.
- 6.23 *Noise Impact*
The submitted acoustic report shows that the site would experience adverse noise from the adjacent A411 Beechen Grove, however, the report also demonstrates that appropriate internal noise environments for the flats can be achieved with mitigation measures. These mitigation measures, including glazing performance and ventilation options, would be secured by condition in accordance with the report to achieve comfortable noise environments for the proposed dwellings. A condition is also recommended in respect of plant and extraction required for the commercial premises to secure details of this plant along with noise and odour assessment details.
- 6.24 (f) Affordable housing
Policy HS3 of the Core Strategy requires a 35% provision of affordable housing in all schemes of 10 units or more. The Core Strategy seeks a tenure mix of 65% affordable rent, 20% social rent and 15% intermediate tenures. The emerging policy within the Final Draft Local Plan also seeks 35% affordable housing, however, with a revised tenure split of 60% social rent and 40% intermediate tenures.
- 6.25 The development is proposed with no on-site affordable housing and has been submitted with a viability assessment which has been reviewed by consultants appointed by the Council. The review undertaken by the Council's consultants has confirmed that the development with the compliant affordable housing provision would be circa £6million in deficit. It is further found that without any affordable housing provision, the development would remain unviable with a deficit of circa £1million based on an assumed profit at 17.5% Despite this, the application does, however, offer a payment of £300,000 as a commuted sum to allow for the Council to invest in off site affordable housing provision.
- 6.26 It is also recommended that the S106 includes a review mechanism to allow for a review of the development viability towards the end of the project and allow an increased contribution to be made towards affordable housing should the development viability have an improved financial outcome.

6.27 (g) Impacts on surrounding properties

The submitted Sunlight and Daylight Assessment carried out in accordance with BRE standards has assessed the impact of sunlight and daylight to the windows of adjacent dwellings including at 15-17 Clarendon Road and Arliss Court. This has found that the impacts to Average Daylight Factor (ADF) and Annual Probable Sunlight Hours (APSH) would be within BRE guidance and would not create adverse impact to neighbouring premises.

6.28 (h) Car parking, access and transportation

The site is in a sustainable town centre location, close to amenities and public transport links. In accordance with saved Policy T26 of the Watford District Plan, the site is within an area that would be suitable for car-free residential development and parking in surrounding roads can be prevented by the exemption of residents from parking permit entitlements. Car-free developments of this nature can make a valuable contribution towards addressing climate change.

6.29 Cycle storage is provided in line with adopted policy with 96 long stay spaces provided at ground floor. There are a further 6 spaces provided externally for visitors.

6.30 (i) Trees and landscaping

The site does not contain any trees protected by a tree preservation order. Several trees on site proposed to be removed are low quality trees and there is no objection to the loss of these trees subject to replacement planting.

6.31 The landscaping scheme shows the potential to make significant enhancements to the site and create high quality and useable amenity spaces. Full details are secured by condition.

6.32 (j) Environmental impacts

The application is accompanied by reports detailing assessments in respect of air quality, energy and sustainability and noise impact. These technical matters have been demonstrated to be acceptable to support the planning application and relevant requirements are secured by condition.

6.33 The proposed development is highly sustainable. The proposals include a car free development responding to the site's location with good access to public transport links to Central London and beyond. The proposals incorporate the use of Air Source Heat Pumps, photovoltaic panels and sustainable drainage measures to increase biodiversity and sustainability levels. These measures, which are based on PassivHaus principles, combine to provide a minimum

carbon dioxide emissions saving of at least 30%, exceeding emerging policy in the Final Draft Local Plan which seeks to achieve a 19% saving above Building Regulations.

6.34 **(k) Section 106 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. The CIL charge applicable to the proposed development is c.£157 per m² (including indexation), estimated as £627,969.

6.35 S.106 planning obligations will be used to secure affordable housing contributions and other site specific requirements. The planning obligations for this development are set out in Section 8 of this report.

7. Consultation responses received

7.1 Statutory consultees and other organisations

Consultee	Comments	Officer response
HCC Highway Authority	No objection subject to conditions recommended.	Noted
HCC Lead Local Flood Authority	No objection subject to conditions recommended.	Noted.
HCC Growth and Infrastructure	No comments	Noted that Community Infrastructure Levy is applicable.
Crime Prevention	No comments received.	Noted.
Thames Water	No objection	Noted.

7.2 Internal Consultees

Consultee	Comments	Officer response
Contamination officer	Air quality and contaminated land matters are acceptable subject to conditions.	Noted
Head of Housing	No comments received	
Waste and recycling officer	Further detail is required for the access for collection vehicles	This is secured under the servicing and delivery plan condition requested by the

		Highway authority.
Tree Manager	No trees on site that require protection. Landscaping condition requested.	Noted

7.3 Interested parties

Letters were sent to 129 properties in the surrounding area. A site notice and paper advertisement were also placed. Responses have been received from 3 households and the Town Centre Residents Association.

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

Comments	Officer response
12 storey height is too tall for the context and will be overbearing to the nearby heritage assets.	The 12 storey height is set away from the heritage assets and the 8 storey height has been demonstrated to be a comfortable addition to the townscape and setting of the heritage assets.
No affordable housing is included.	The development has been subject to a viability assessment and this does demonstrate that the scheme cannot be delivered with affordable housing. A contribution of £300,000 toward the off-site provision of affordable housing would be secured.
The development will overshadow neighbouring properties.	The position and orientation of the development would be unlikely to create overshadowing to neighbouring properties and this is in the conclusion of the submitted Sunlight and Daylight Assessment.
The development would not provide suitable amenity space for occupiers.	As detailed in the report, the dwellings would have private and communal amenity space.
Red line of the application site includes land part of adjacent premises	The submitted plans with the application are found to be correct. The incorrect red line plan was, however, an indicative plan

	on the council GIS system and does not form part of this application.
The area is overpopulated with lack of sufficient infrastructure.	Local and National planning policy seek for new housing developments in sustainable locations. The development would be liable to pay the Community Infrastructure Levy.
The construction would create noise and disruption to the area and adjacent land.	Some construction matters would be mitigated through the construction management plan requested by Herts County Council.

8. Recommendation

- 8.1 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 contribution to the Council of £300,000 (index linked) towards the provision of affordable housing in the Borough of Watford;
- ii) To secure a review mechanism of the viability of the development to be undertaken towards the end of the project (at 75% of flat sales) when actual build costs and sales values of the flats are known. This shall allow a financial payment to be made towards affordable housing provision where the viability of the development can be shown to have improved to provide a financial surplus.
- 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 the future occupiers of this site.

Conditions

1. Time Limit

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

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

2. Approved Drawings and Documents

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

01 Topographical survey

02 Outline Existing plans

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0000

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0001

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0010

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0011

BA9623- PRP- ZZZZ- B1- DR- A-1_0099

BA9623- PRP- ZZZZ- 00- DR- A-1_0100 Rev A

BA9623- PRP- ZZZZ- 01- DR- A-1_0101 Rev A

BA9623- PRP- ZZZZ- 02- DR- A-1_0102 Rev A

BA9623- PRP- ZZZZ- 03- DR- A-1_0103 Rev A

BA9623- PRP- ZZZZ- 04- DR- A-1_0104 Rev A

BA9623- PRP- ZZZZ- 05- DR- A-1_0105 Rev A

BA9623- PRP- ZZZZ- 06- DR- A-1_0106 Rev A

BA9623- PRP- ZZZZ- 07- DR- A-1_0107 Rev A

BA9623- PRP- ZZZZ- 08- DR- A-1_0108

BA9623- PRP- ZZZZ- 09- DR- A-1_0109

BA9623- PRP- ZZZZ- 10- DR- A-1_0110

BA9623- PRP- ZZZZ- 11- DR- A-1_0111

BA9623- PRP- ZZZZ- 12- DR- A-1_0112

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0200 Rev A

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0201 Rev A

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0202 Rev A

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0600 Rev A

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0601 Rev A

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0602 Rev A

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0603 Rev A

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0604

BA9263-PRP-ZZZZ-00-DR-L-2001 Rev 02

BA9263-PRP-ZZZZ-08-DR-L-2002

BA9263-PRP-ZZZZ-12-DR-L-2003

BA9263-PRP-ZZZZ-00-DR-L-2004 Rev 02

BA9263-PRP-ZZZZ-08-DR-L-2005

Design and Access statement prepared by PRP dated February 2022

Sustainability and Energy Statement prepared by Iceni Projects dated December 2021

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

3. Materials

No external facing materials shall be installed on the building until:

- a. full details of the materials to be used for all the external surfaces have been submitted to and approved in writing by the Local Planning Authority; and
- b. sample panels have been constructed to show the typical facades including brickwork, window frames and glazing, and these have been made available for inspection and approved in writing by the Local Planning Authority.

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

4. Surface Water Drainage Strategy

The development permitted by this planning permission shall be carried out in accordance with the SuDS Report carried out by RSA Design, reference: 935982, dated May 2021, providing the following mitigation measures:

1. Implement drainage strategy based on attenuation and discharge into the Thames Water surface water sewer restricted to 2.0 l/s for all rainfall events up to and including the 1 in 100 year + 40% climate change event, as indicated on the proposed drainage strategy drawing (ref: 210311 D01, rev: P1, dated: 29.04.2021).
2. Provide attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event.
3. Implement drainage strategy including permeable paving with storage and a geo-cellular attenuation tank and a blue roof.

These flood mitigation measures shall be maintained for the lifetime of the development

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

5. Surface Water Drainage Scheme

No development shall take place until the final design of the drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage system will be based on the submitted

SuDS Report carried out by RSA Design, reference: 935982, dated May 2021.

The scheme shall also include:

1. A detailed drainage plan including the location and provided volume of all SuDS features, pipe runs and discharge points into any storage features.
2. Detailed engineered drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
3. Detailed post development calculations/ modelling in relation to surface water are to be carried out for all rainfall events up to and including the 1 in 100 year including +40% allowance for climate change.
4. Structural calculations in relation to the loading for the blue rooves.
5. Provision of half drain down times less than 24 hours for proposed SuDS features.
6. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.
7. Demonstrate an appropriate SuDS management and treatment train and inclusion of above ground features such as permeable paving etc. and reducing the requirement for any underground storage.
8. Exceedance flow paths for surface water for events greater than the 1 in 100 year including climate change allowance.

The development shall be carried out in accordance with the approved drainage scheme.

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

6. Surface Water Drainage Management Plan

Upon completion of the drainage works for the site in accordance with the timing / phasing, a management and maintenance plan for the SuDS features and drainage network must be 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 site drainage.
2. Maintenance and operational activities.
3. Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

The development shall be maintained in accordance with the approved management and maintenance plan.

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

7. Contamination assessment and verification

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

i) A site investigation, based on the findings of the Phase 1 Geo-Environmental Assessment prepared by BWB Consulting Limited (Report ref. CRW-BWB-ZZ-XX-RP-YE-0001-Ph1), to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. This should include an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, pests, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments.

ii) The site investigation results and the detailed risk assessment (i) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

iii) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (ii) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

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

8. Contamination remediation

Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.

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

9. Unexpected contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

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

10. 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 / Statement 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.

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).

11. Deliveries and Servicing Management Plan

No occupation of the development shall occur until a Deliveries and Servicing Management Plan (DSMP) has been submitted to and approved in writing by the Local Planning Authority. The DSMP must include details of:

- The procedure for tradesmen / removal vans etc to park without blocking the free flow of the public highway or footway network for periods over an hour;
- The procedure for short stay deliveries such as online supermarkets, parcels etc;
- The location for loading and unloading and expected frequencies and size of vehicles for the proposed Cafe / Business Lounge land use;

Reason: To prevent inappropriate parking that poses a risk to pedestrians and the free flow of the public footway and highway, in line with policies 1 & 5 of Hertfordshire's Local Transport Plan (adopted 2018).

12. Plant

No part of the commercial premises of the development shall be occupied until details of all plant, ventilation and extraction systems for the commercial premises have been submitted to and approved in writing by the Local Planning Authority. Details shall include appropriate noise and odour/air quality assessments carried out in accordance with BS4142 and undertaken by appropriately qualified technical consultants.

Reason: To prevent noise and odour disturbance and in the interests of amenities of neighbouring and future occupiers of the development

13. Noise mitigation

No part of the development shall be occupied until the sound insulation measures have been installed in line with the specifications and

recommendations of the Noise Assessment Report, ref 100395 Version 2, dated 13/12/2021 prepared by Air and Acoustic Consultants.

Reason: In the interests of amenities of future occupiers of the development

14. Hard landscaping

No part of the development shall be occupied until full details of a hard landscaping scheme have been submitted to and approved in writing by the Local Planning Authority, and the works have been carried out in accordance with the approved details. The detailed scheme shall be based upon the approved drawings and Design and Access Statement and shall include details of seating, planters, site boundary treatments, lighting and the materials and drainage of all hardstanding.

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

15. Soft Landscaping

No part of the development shall be occupied until a detailed soft landscaping scheme for the site and a landscape management and maintenance plan, has been submitted to and approved in writing by the Local Planning Authority. The detailed scheme shall be based upon the approved drawings and Design and Access Statement. The approved soft landscaping scheme shall be carried out not later than the first available planting and seeding season after completion of development. Any trees or plants whether new or existing which within a period of five years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, or in accordance with details approved by the Local Planning Authority.

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

16. Refuse and recycling

No part of the development shall be occupied until the refuse and recycling facilities shown on the approved drawings and in the Design and Access Statement have been constructed and made available for use. These facilities shall be retained as approved at all times.

Reason: In the interests of the visual appearance of the site and to ensure that adequate facilities exist for residents of the proposed development, in accordance with saved Policy SE7 of the Watford District Plan 2000.

17. Cycle storage

No part of the development shall be occupied until the cycle parking facilities shown in the approved drawings and detailed in the Design and Access Statement have been constructed and made available for use. These facilities shall be retained as approved at all times.

Reason: To encourage travel by cycle and to provide sustainable travel alternatives, in accordance with saved Policy T10 of the Watford District Plan 2000 and Policy T3 of the Watford Local Plan Core Strategy 2006- 31.

18. Communal Satellites/aerials

No dwelling shall be occupied until details of communal terrestrial television aerial(s) and satellite dish(es) to serve the dwellings have been submitted to and approved in writing by the Local Planning Authority and the works have been carried out in accordance with the approved details. No other aerials or satellite dishes shall be installed on the buildings.

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

19. Ground floor café unit

The ground floor commercial unit on the Clarendon Road/Beechen Grove corner shall only be used as a café/restaurant within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose. The use shall not be open to the public before 0700 hours or after 2300 hours on any day.

Reason: To accord with the secondary retail frontage, in the interests of the functioning and appearance of the site and the amenities of residents within the development.

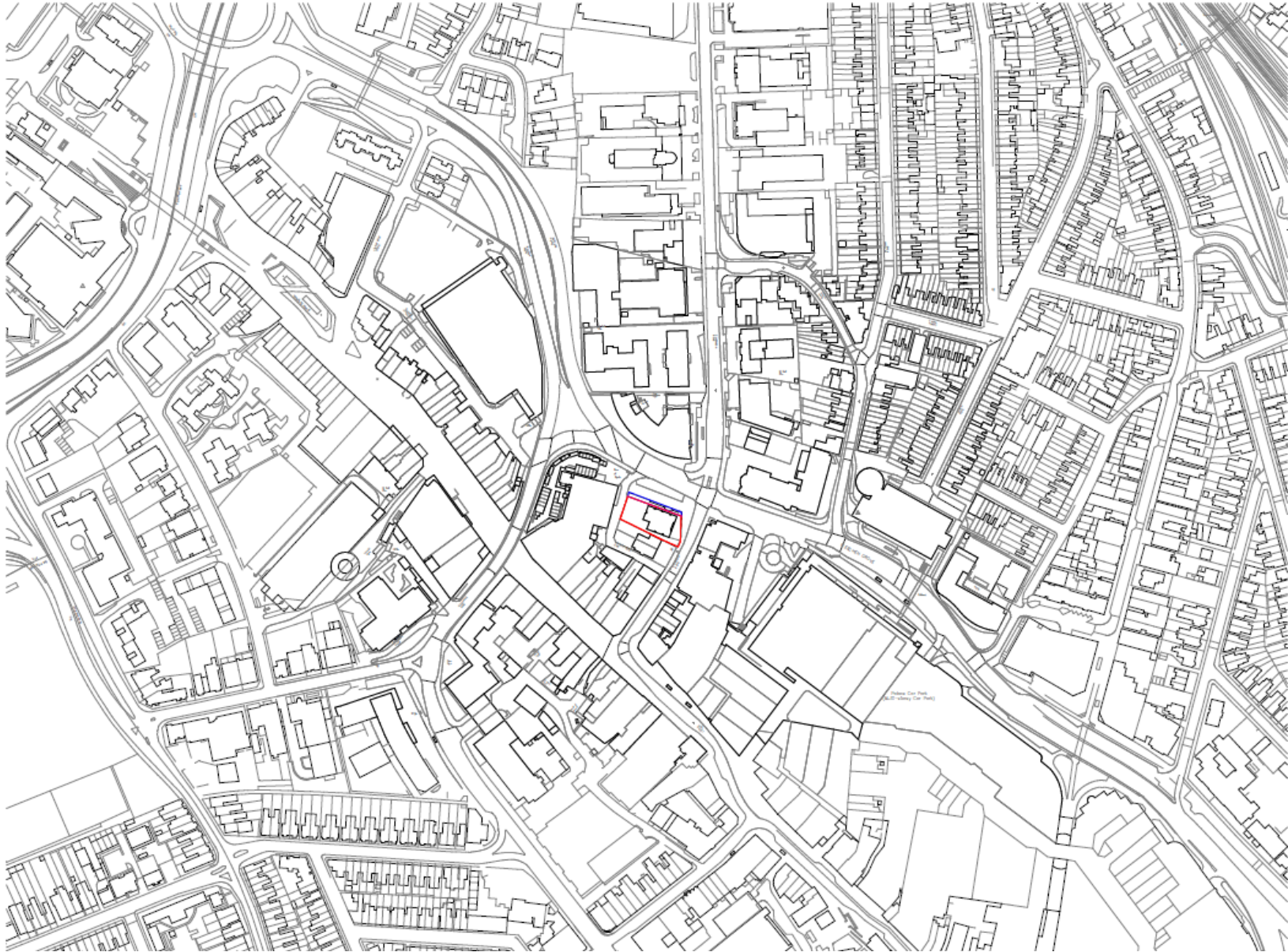
20. Ground floor community

The ground floor unit to the south of the Clarendon Road frontage shall only be used as community shared space associated with the residential development and for no other purposes.

Reason: In the interests of the functioning and appearance of the site and the amenities of residents within the development.

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. IN915 – Highway Works – HCC agreement required




The contractor is responsible for checking dimensions, tolerance and information. Any discrepancy to be verified with the Architect before proceeding with the work. Where all data is concerned to drawings of different scales the large scale drawing is to be worked to.

Do not scale drawing. Figure dimensions to be worked to in all cases.

CSM 10232, A7:2008 2013. All current drawings and specifications for the project shall be read in conjunction with the relevant Report and Environment Assessment Report.

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Site boundary
Lower Level Boundary

Version	Date of Issuing	No.	Rev.	
Rev.	Date	Description	Date	By
19-21 Clarendon Road				
Site Location Plan - Existing				
BA9623-PRP-ZZZZ-ZZ-DR-A-1_0000				



The contractor is responsible for checking dimensions, dimensions and references. Any discrepancies to be an order with the client before commencing any work. The contractor shall be liable for any errors in the design or construction of the works. The contractor shall be liable for any errors in the design or construction of the works. The contractor shall be liable for any errors in the design or construction of the works.

When the contractor enters the site, they shall ensure that the site is safe and secure. They shall ensure that the site is safe and secure. They shall ensure that the site is safe and secure.

Any alternative products are subject to prior written consent from the client. Any alternative products are subject to prior written consent from the client. Any alternative products are subject to prior written consent from the client.

Contractor to confirm with the client any changes to the contract. Contractor to confirm with the client any changes to the contract. Contractor to confirm with the client any changes to the contract.

- KEY**
- Site boundary
- Landed Area boundary
- FINISHES**
- (P1) Asphlt, 100mm thick 4/10 Engineers specification
- (P2) 150mm thick paving, 50mm concrete slabs to match existing, staggered joint, 50mm, 100mm, 100mm and 100mm to match existing footpath paving.
- NOTES**
- (K1) Treated hard bed slabs, 100mm thick, 1450mm x 2000mm. Call out permits appropriate colour finish.
- (K2) Treated hard bed slabs, 100mm thick, 1450mm x 2000mm. Call out permits appropriate colour finish.
- BOUNDARIES**
- (B1) Existing brick wall retained and to be made good as required.
- FURNITURE**
- (F1) One, 400mm x 400mm table to accommodate two, 1200mm x 1000mm round table, 1200mm, to match adjacent existing table area.
- (F2) Metal framed chair, size 1000mm high x 1000mm wide. Call out powder coated + RAL to match adjacent table.
- (F3) Metal framed chair, size 1000mm H x 1000mm W x 1500mm L. Call out powder coated + RAL to match adjacent table.
- (F4) Existing brick wall to be made good as required.
- SOFT LANDSCAPE**
- (T1) Existing tree
- (T2) Proposed tree/shrub
- (P) Proposed planting

0m 2m 4m 6m 8m 10m

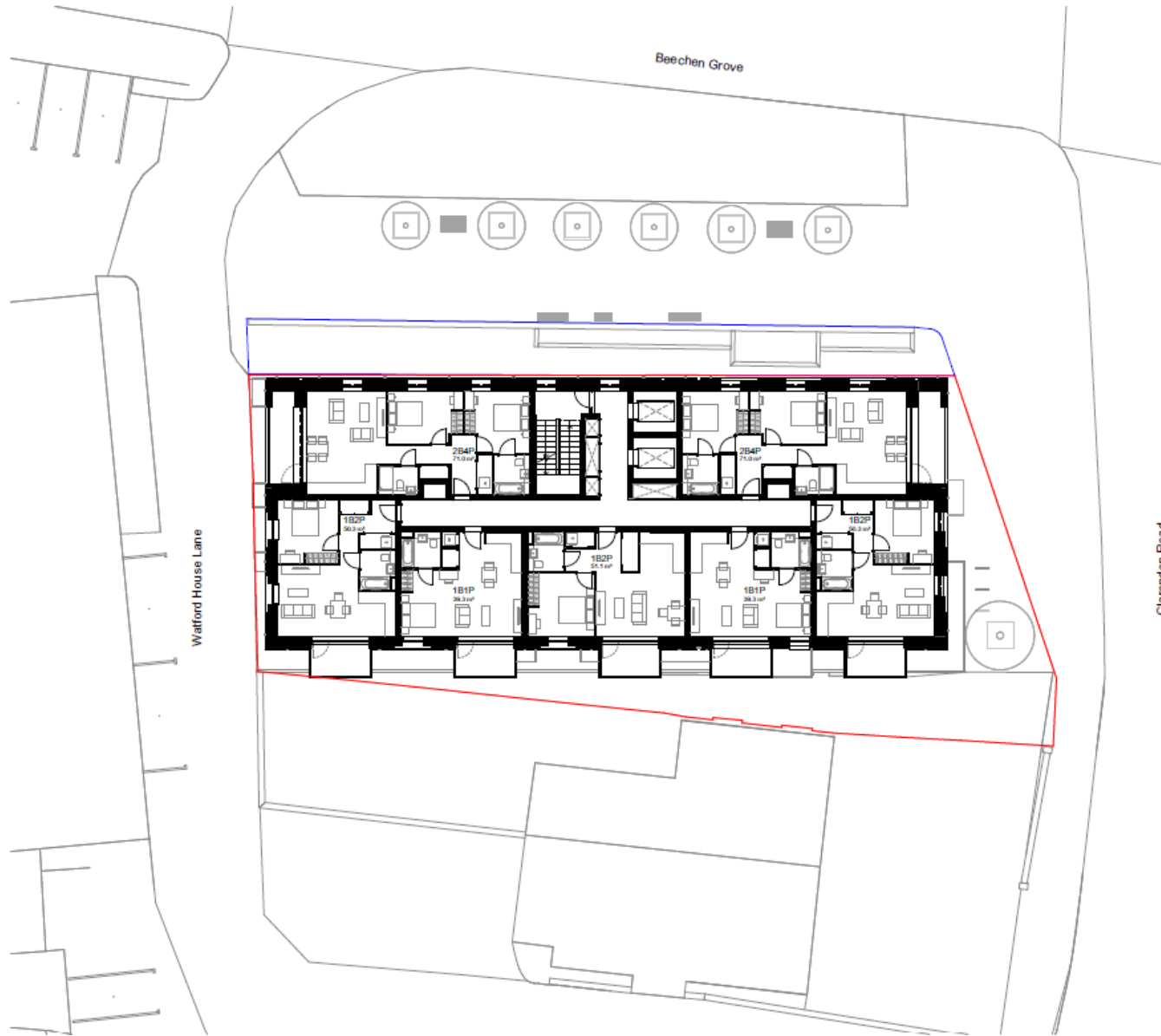
100mm x 100mm square concrete
 100mm x 100mm square concrete
 100mm x 100mm square concrete
 100mm x 100mm square concrete
 100mm x 100mm square concrete
 100mm x 100mm square concrete
 100mm x 100mm square concrete
 100mm x 100mm square concrete
 100mm x 100mm square concrete

19-21 Clarendon Road
Ground floor
Landscape GA Plan

BA0203-PRP-ZZZZ-00-DRL-L-2001 Rev 02
For Planning

Sheet M3 Checked ASJ Date 06/10/20 10:46:41 1/10

PRP 020-7614
London
020 7613 1030



The contractor is responsible for checking dimensions, tolerances and annotations. It is recommended to coordinate with the structural engineer providing with the works. Where an error is corrected by change in different areas for design work being not be accepted.

Do not scale drawing. Figure dimensions to be used for in all cases.

BSM REGULATIONS 2013. All named drawings and specifications for the project must be used in conjunction with the Design & Technical Document Development Schedule.

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— Site Boundary
 — Leased Land Boundary

Rev	Date	Description	By	CHK
1	08/08/2024	Issue for Planning	PRP	PRP

19-21 Clarendon Road
 Proposed GA Plan - Level 07

BA0623-PRP-ZZZZ-07-DR-A-1_0107
 REV A
 FOR PLANNING

PRP PRP-0044
London
020 7663 1200

5. DESIGN PROPOSAL

5.1 Contextual Response

Local Architecture & Materiality

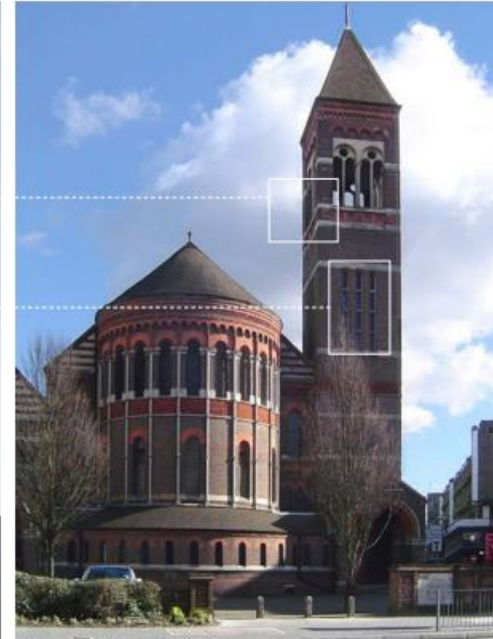
The initial concept correlates with existing surrounding context which include buildings like the Baptist Church, the Palace Theatre and listed buildings along the Watford High Street.

The material concept and facade articulation links to these buildings but expresses it in finer detail:

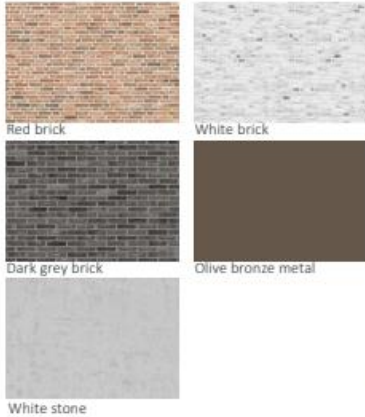
- Architectural detail has a 'bottom', 'middle' and 'top'
- White stone horizontal bands, reference the Church and Palace Theatre;
- Brick reveals around windows referencing the church
- Brick patterning on the Watford High Street embossed into metal panels below windows



Proposed Elevation



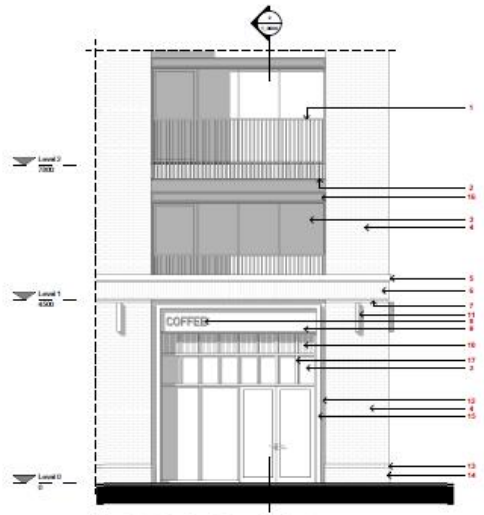
Beechen Grove Baptist Church



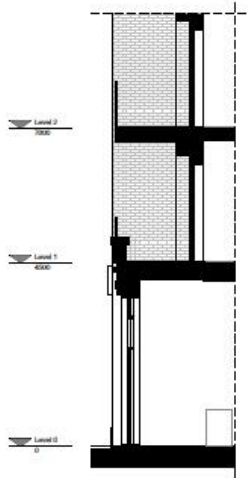
19-21 & 23-33 Watford High St



Beechen Grove Baptist Church



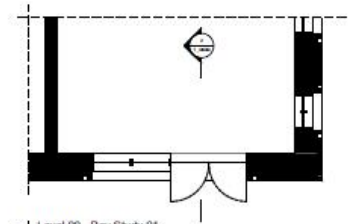
1 | Bay Study Elevation - Commercial Frontage
1:50



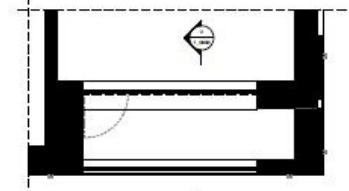
2 | Proposed Section
1:50



3 | Bay Study 01



4 | Level 00 - Bay Study 01
1:50



5 | Level 01 - Bay Study 01
1:50



6 | Bay Study 01 - Proposed View
1:50

The contractor is responsible for verifying dimensions, tolerances and materials. Any differences to be noted with the client before proceeding. Dimensions shown are for information only. Changes in dimensions for large scale drawings is to be noted to:

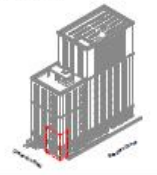
Do not scale drawings. Figure dimensions to be noted to all cases.

CSM 9102.0 (2020) 10. All current drawings are for information only. The project team has no responsibility for the design or construction of the proposed development. Please refer to the relevant planning and building regulations for full details.

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BAY STUDY LOCATION



MATERIAL KEY

- 1. Railings with olive grey metal finish
- 2. Railings with white metal finish
- 3. Clear glazing
- 4. White multi-block brick structural bond
- 5. White stone or similar effect kerolite
- 6. White multi-block brick double clack soldier
- 7. Recessed white multi-block brick structural bond
- 8. Slipspace
- 9. White stone or similar effect
- 10. Ventilation panel with olive grey metal finish
- 11. Light feature in olive grey metal finish
- 12. Recessed dark grey/black multi-block brick structural bond
- 13. Dark grey/black multi-block brick double soldier
- 14. Dark grey/black multi-block brick structural bond
- 15. White stone or similar effect frame
- 16. Ventilation panel glass relative to match frame colour
- 17. Curtain wall frame with olive grey metal finish

Rev.	Date	Description	By	App.

19-21 Clarendon Road
Proposed Bay Study - Commercial Frontage

BA0623-PRP-ZZZZ-ZZ-DR-A-1_0000
REV A
FOR PLANNING
Date: 10/10/2024 | Client: PRP | Draw: 001/001 | Scale: @ 1:50



5.7 Proposed Elevation

North Elevation - Beechen Grove



East Elevation - Clarendon Road



South Elevation



West Elevation - Watford House Lane





Beechen Grove Looking East



Beechen Grove Baptist Chapel



Beechen Grove Looking West



Beechen Grove Baptist Chapel





Watford Place Shaping Review Panel

Report of Formal Review Meeting: 19-21 Clarendon Road

Tuesday 16 February 2021
Zoom Video Conference

Panel

Peter Bishop (chair)
Anna Bardos
Thomas Bryans
Marie Burns
Joanne Cave

Attendees

Paul Baxter	Watford Borough Council
Sian Finney-MacDonald	Watford Borough Council
Alice Reade	Watford Borough Council
Helen Harris	Watford Borough Council
Vicky Hughes	Watford Borough Council
Amy Wolanski	Watford Borough Council
Tom Bolton	Frame Projects
Miranda Kimball	Frame Projects
Penny Nakan	Frame Projects

Apologies / report copied to

Andrew Clarke	Watford Borough Council
Louise Holman	Watford Borough Council
Ben Martin	Watford Borough Council

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation Watford Borough Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

CONFIDENTIAL

1. Project name and site address

19 – 21 Clarendon Road, Watford, WD17 1JR

2. Presenting team

Andrew Gale	Iceni Projects
Mairead Flower	Iceni Projects
George Baines	Iceni Projects
Richard Harvey	PRP
Eline Putne	PRP
Nick Collins	KM Heritage
Simon Mabey	Digital Urban

3. Planning authority briefing

The site is located on the corner of the junction of Clarendon Road with Beechen Grove, which forms the multi-lane ring road to the town centre. The site of 0.08 hectares contains a vacant three-storey building circa 1980, which was formally occupied by RBS bank. The site is not within a conservation area, and the building is not listed or locally listed. The Clarendon Road frontage of the site is within a secondary retail frontage as identified in the Watford District Plan 2000. The site is within the Special Policy Area for the town centre, seeking balanced provision of facilities and infrastructure. Taller buildings are subject to 'Skyline - Watford's Approach to Taller Buildings SPD 2016'.

As a town centre location, the immediate context of the site is mixed with a range of uses, listed buildings, permission for neighbouring tall buildings and sites with redevelopment potential. Notably, the adjacent junction with Beechen Grove has corners featuring Jurys Inn hotel (nine-storeys), Beechen Grove Baptist Church (Grade II-listed) and Arliss Court, a five-storey former office building converted to flats. Opposite on Clarendon Road is the Grade II Listed Watford Palace Theatre.

The scheme was previously presented to the Watford Place Shaping Panel at a Formal Review (21 July 2020) as a proposal for a hotel and apartment on the same site. The proposed development now requires demolition of the existing building and the erection of a 21-storey residential tower containing 117 Build to Rent units, which would be one of the first such schemes in Watford town centre, with associated amenity space and café use at ground floor.

Officers view the proposed use as acceptable in principle, and consider the site has potential for some height. They asked for the panel's comments in particular on:

- scale, height, design approach, and elevational treatment;
- visual impact/potential dominance within the setting of nearby listed buildings;
- creation of a positive public realm along the Clarendon Road and Clarendon Road and Beechen Grove frontages;
- achieving sustainable design within a tall building.



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4. Design Review Panel's views

Summary

The panel considers that a building of the proposed height can be justified at this location if it offers an exceptional level of design quality, but that the present proposals fall significantly short of this. A new design strategy is required that simplifies the form and profile of the building. Where contextual references are used, as in the case of the Beechen Grove Baptist Church, these should be subtle and not literal transpositions. The development has the potential to provide Watford with a new form of town centre living, and the panel made suggestions about façade design and materiality intended to help refine the design approach, including considering different balcony arrangements and quality of the indoor and outdoor amenity spaces, including the ground floor public realm. The panel asks the design team to ensure that the overall mix of unit sizes will create a socially sustainable community and consider more two-bed units and the inclusion of a high percentage of affordable units. Internal configurations should enable residents to both live and work in one-bedroom units. Sufficient parking should be provided for both access and deliveries. The panel also feels a tower of exceptional design quality requires an ambitious sustainability strategy that reduces both embedded and operational carbon as far as possible, and asks the team to explore a passivhaus approach. These comments are expanded below.

Height

- The panel considers that the site has the potential to accommodate a tall building, if the design achieves the exceptional quality required to justify the proposed height.
- As part of an emerging cluster around the junction of Beechen Grove and Exchange Road, the proposed tower has the potential to provide a landmark for Watford and to support wayfinding through the town.

Architectural approach

- The panel feels that the proposed design does not yet reach the exceptional level of quality required for a building of this height. To achieve this, the design should embrace its verticality in a bolder, simpler way. A new design strategy is required to achieve this.
- The panel also suggests that both stepped back elements and horizontal banding at terrace levels appear awkward, because they interrupt the verticality of the tower.
- The panel expressed a range of views on potential design approaches for the tower. Some panel members welcomed the inclusion of local design references, in particular to the listed Beechen Grove Baptist Church, and felt the choice of brick offered vital depth and texture for the façade. However, contextual references should be subtle rather than literal additions.



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- Regardless of design approach, the quality of the materials used will be essential to delivering the richness and variation in the façades required to achieve the exceptional design required. The panel therefore asks Watford officers to ensure materials are tested and specified as part of any planning permission.
- As design progresses, the panel suggests views should be produced to show how a pedestrian or cyclist will experience the building, to complement existing views from a vehicle perspective.
- The panel also asks that sunlight, daylight and wind testing is conducted for the ground floor and all communal outdoor spaces to ensure they are comfortable to use.
- It is also important that the design approach is considered as part of the emerging cluster of tall buildings. The panel therefore asks Watford officers to examine how this proposal and others nearby will relate to one another in design terms.

Residential mix

- The panel suggests the proposed mix of units should be adjusted to improve the social balance of the development and ensure that the optimum mix is delivered for the needs of the town. This should include the addition of more two bedroom units, and sufficient affordable and accessible units to meet local requirements.
- The panel considers that the size and internal layouts, in particular of the one bedroom units, feel small for the needs of residents post-pandemic. It is important that units comfortably support home working – especially for a couple occupying a one-bed flat. The panel encourages the separation of the bedroom from the living room to achieve this.

Shared and amenity spaces

- The panel welcomes the provision of multiple outdoor amenity spaces for residents. However, it asks whether indoor spaces could also be included for communal uses, for example a shared workspace, by creating a double height space at the ground floor. This type of use could help to animate the lower levels of the building and transform one of the more challenging spaces in the tower.
- The panel asks the design team to assess the wider provision of amenities and facilities for residents beyond the development, to provide reassurance about their overall quality of life.



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- The panel suggests that the layout of the three bedroom flats with north facing balconies should be reconsidered, to improve the quality of their amenity space.
- The panel also suggests that consideration should be given to staggering rather than stacking balconies, to maximise opportunities for social interaction.

Public realm

- The potential of the quieter, sunnier, south facing side of the building on Clarendon Road to create ground floor activity needs to be maximised. This includes enabling people to spill out from the café onto the pavement space.
- The panel considers the treatment of this frontage to be critical to the scheme's success and suggests that as much animation should be provided as possible. It encourages the design team to engage with Watford highways officers to discuss how the opportunity can be taken to improve and animate the public realm beyond the development's boundaries, including through the use of high quality materials.
- The panel encourages the design team to use the area's existing and emerging streetscape manuals to consider how the building and its surrounding public realm can form part of the wider public realm strategy.
- The panel suggests that parking arrangements should be revisited to ensure there is enough space for deliveries, and that the disabled parking bays are not regularly occupied by delivery vans.

Sustainable design

- The panel appreciates work to reduce the carbon impact of the building, but considers that the design team should take further measures to ensure the development meets exceptional sustainability standards, and makes a sufficient contribution to the UK's net zero carbon commitment.
- The team should measure the whole life carbon impact of the building and produce a circular economy statement, to explore further how the development can achieve net zero carbon, both in terms of embodied and operational carbon.
- The panel asks the design team to explore the application of a passivhaus design approach. It suggests The House at Cornell Tech, New York, as a precedent for designing tall buildings to this standard.

Next Steps

- The panel is available to review the scheme again once the design has progressed and the team has been able to respond to its comments.





Watford Place Shaping Review Panel

Report of Chair's Review Meeting: 19-21 Clarendon Road

Tuesday 13 April 2021
Zoom Video Conference

Panel

Peter Bishop (chair)
Nicola Rutt

Attendees

Paul Baxter	Watford Borough Council
Ben Martin	Watford Borough Council
Alice Reade	Watford Borough Council
Amy Wolanski	Watford Borough Council
Tom Bolton	Frame Projects
Miranda Kimball	Frame Projects
Penny Nakan	Frame Projects

Apologies / report copied to

Louise Barrett	Watford Borough Council
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Confidentiality

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1. Project name and site address

19-21 Clarendon Road, Watford, WD17 1JR

2. Presenting team

Richard Harvey	PRP Architects
Carolina Ferrando	PRP Architects
Mairead Flower	Iceni Projects
George Baines	Iceni Projects
Grace Wileman	Iceni Projects

3. Planning authority briefing

The site is located on the junction of Clarendon Road with Beechen Grove, which forms the multi-lane ring road to the town centre. The 0.08 hectare site contains a vacant three storey building circa 1980, which was formally occupied as RBS bank. The site is not within a conservation area and the building is not listed or locally listed. The Clarendon Road frontage of the site is within a secondary retail frontage as identified in the Watford District Plan 2000. The site is within the Special Policy Area for the town centre, seeking balanced provision of facilities and infrastructure. Taller buildings are subject to 'Skyline – Watford's Approach to Taller Buildings SPD 2016'.

As a town centre location, the immediate context of the site is mixed with a range of uses, listed buildings, permission for neighbouring tall buildings and sites with redevelopment potential. Notably, the adjacent junction with Beechen Grove has corners featuring Jurys Inn hotel (nine-storeys), Beechen Grove Baptist Church (Grade II-listed) and Arliss Court, a five-storey former office building converted to flats. Opposite on Clarendon Road is the Grade II Listed Watford Palace Theatre.

The scheme was previously presented to the Watford Place Shaping Panel at a Formal Review (16 February 2021) as a scheme with 117 residential units. The revised scheme is a 22-storey private sale residential-led tower containing 103 units, with associated amenity space and flexible commercial uses, including a café and work and community spaces at ground and first floor. Officers seek the panel's views in particular on the applicant's response to previous panel comments, including:

- a more simplified approach to the design strategy and building form;
- uniform vertical expression repeated across all elevations, with projecting brick piers;
- a double-height commercial space introduced to the north-east corner, which adds prominence to the Clarendon Road and Beechen Grove junction;
- additional communal uses added on the ground and first floors;
- balcony arrangements;
- dual aspect homes increased from 67 per cent to 80 per cent;
- photovoltaic panels introduced on the roof.



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4. Design Review Panel's views

Summary

While the panel welcomes a number of amendments made in response to issues raised at the previous review, it considers that the revised proposals still fall short of the exceptional level of design quality required to justify a building of the proposed height in this location. In particular, the panel feels the tower needs simple and elegant elevations, but that these aspects are compromised in the proposed design by the horizontal banding and the shoulder terraces. Both elements interrupt the tower's vertical form, and the panel feels they should be reconsidered. If the shoulder terraces were removed, the location and arrangement of balconies could also be simplified, which would help to articulate a stronger vertical form. While the ground floor arrangement, especially at the Clarendon Road and Beechen Grove junction, has improved, the panel challenges the design team to develop the proposals further to include more features that will support its social sustainability. This should include creating more space for amenity on the ground and first floors, and exploring further opportunities for amenity space at roof level. These comments are expanded below.

Design – elevations

- The panel welcomes the move away from direct design references to the historic buildings opposite towards a more contemporary materiality.
- The double articulation of ground and first floors is also a significant improvement.
- However, the panel does not yet consider the designs to be of the exceptional design quality required to justify the proposed height of the building. The panel suggests that the tower form should be further simplified, with cleaner elevations, to achieve this.
- It feels that the stepped shoulder terraces, and the different corner treatment for each element, interrupt the tower's verticality. It also questions the functionality of the outdoor shoulder terraces, which will have a width of only three metres.
- If the stepping is removed, the panel suggests the elevation could be simplified by introducing more inset and projecting balconies across the building.
- The panel also considers that the horizontal banding adds unnecessary complexity to the elevations and compromises the verticality of the tower.

Layout

- The reduction in the total number of units, and the widening of the block, are positive moves that significantly improve the proposal.



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- The panel also supports the rearrangement on the ground floor and the introduction of the bike workshop space, which is potentially very beneficial for residents.
- The panel welcomes the increase in total number of dual aspect units, but cautions that care should be taken to prevent overheating overload for the single aspect units on the southern elevation.

Residential amenity space

- The panel is pleased to see the higher proportion of family units included in the development. However, it is important to ensure there is enough amenity space for residents with children. The density of the development, and the lack of nearby green space, places an extra burden on the facilities included in the building to support residents and contribute to a socially sustainable community.
- While the panel welcomes the introduction of the community amenity spaces on the ground and first floors since the last review, it encourages the design team to do everything it can to further maximise opportunities for ground floor activation.
- In particular, the panel suggests stacking the ground and first floor bike storage and workshop spaces to allow these spaces to work as a single, coherent facility; and moving the flexible community space, on the ground floor, next to the café to help animation at the Clarendon Road and Beechen Grove junction.
- The panel suggests exploring the options for a more flexible space at ground level to support a greater range of ages and needs, and allow families with children to remain within the building. This may require residential units to be sacrificed to create more space, but would greatly benefit residents and help the ground and first floors to work together as a coherent unit.
- With the roof as the principal amenity space for residents, the panel encourages the design team to safeguard as much space as possible. The panel is concerned that the area of available rooftop amenity space could decrease to support plant requirements for the tower.
- The panel welcomes the scheme's improved sustainability strategy, but questions the overall gains made from the inclusion of the photovoltaic panels at roof level, which will provide limited power. The roof space they occupy could provide greater value if used for amenity instead.



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Next Steps

- The panel encourages the applicant to work with officers to explore further opportunities to simplify the elevational treatment of the tower, ahead of planning submission.





Watford Place Shaping Review Panel

Report of Chair's Review Meeting: 19 – 21 Clarendon Road

Tuesday 9 November 2021
Zoom Video Conference

Panel

Peter Bishop (chair)
Thomas Bryans

Attendees

Paul Baxter	Watford Borough Council
Alice Reade	Watford Borough Council
Tom Bolton	Frame Projects
Reema Kaur	Frame Projects
Miranda Kimball	Frame Projects

Observer

Colleen Scales	Watford Borough Council
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Apologies / report copied to

Louise Barrett	Watford Borough Council
Sian Finney-MacDonald	Watford Borough Council
Ben Martin	Watford Borough Council

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1. Project name and site address

19 – 21 Clarendon Road, Watford, WD17 1JR

2. Presenting team

Richard Harvey	PRP Architects
George Baines	Iceni Projects
Mairead Flower	Iceni Projects
Andrew Gale	Iceni Projects

3. Planning authority briefing

The site is located on the corner of the junction of Clarendon Road with Beechen Grove, which forms the multi-lane ring road to the town centre. The 0.08 hectare site contains a vacant three-storey building dating back to 1980, formerly occupied as Royal Bank Scotland. The site is not within a conservation area and the building is not listed or locally listed.

The site is located at a strategic nodal point, with Clarendon Road identified in the Draft Watford Plan as a key employment development zone and Beechen Road a primary vehicular route to the town's commercial centre. The proposed building seeks to enhance the legibility of Beechen Grove and unify the height of the emerging and existing skyline on and around Clarendon Road.

This scheme was first reviewed by the panel on 16 February 2021, followed by a chair's review on 13 April 2021. An application for planning permission was then submitted for mixed-use redevelopment of the site, with a ground floor Class E unit and 103 dwellings in a 23-storey building.

Following comments from planning officers on the height and massing of the previous 23-storey proposal, there has been a fundamental redesign of the project brief. The architectural form is now expressed as a 12-storey building, with an eight-storey shoulder located on the eastern part of the site fronting Clarendon Road.

The final Draft Watford Local Plan has been submitted for examination. It includes an emerging policy QD6.5-Building Height, which states that proposals for taller buildings (over eight storeys in this area) should clearly demonstrate features including exceptional design quality, clear townscape rationale for height, positive relationships with heritage assets, appropriate residential amenity and significant public and sustainability benefits.

Officers find the amended height and massing of the revised proposal more comfortable in respect of the site context, and visual impact on the townscape and setting of listed buildings. Officers asked for the panel's views on these issues, and on the façade design, ground floor activation, layout and residential amenity.



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4. Design Review Panel's views

Summary

The panel commends the applicant for its work to develop the scheme for 19 – 21 Clarendon Road, and feels the proposals now meet the level of design quality required to justify a tall building under Watford's emerging policy requirements. The scheme, at a maximum of 12 storeys, sits comfortably within the Watford townscape. The detailed design and material selection make positive references that successfully connect to nearby listed buildings. The scheme's approach to sustainability is ambitious and commendable. With some further detailing and refinement, it can deliver appropriate residential amenity and significant public benefit. The panel asks that attention is given to ensuring the ground floor articulation is strong and that planters are removed - if at all possible. Discussions should be held to ensure the community space is occupied and used, and that the café space activates the public realm. The outdoor terrace space should be refined to ensure it will be used throughout the year. The panel encourages officers to work with the applicant to ensure that the revised residential mix, with a significant increase in one person one-bedroom units, is appropriate for the location and the market, and that affordable housing provision meets policy requirements. These comments are expanded below.

Design approach

- The panel welcomes the revised design for 19 – 21 Clarendon Road and feels the approach to massing, with a 12-storey building and an eight-storey shoulder, reads successfully within the surrounding Watford townscape.
- This revised approach breaks down the previous bulky form, and successfully addresses the key intersection of Beechen Grove and Clarendon Road.
- The panel also feels the building's architecture now subtly references the Grade II listed Watford Palace Theatre and Beechen Grove Baptist Church, and that the overall architectural approach is balanced and refined.
- To ensure the proposed high standard of design is delivered, the panel recommends planning conditions are used, if at all possible, to ensure the retention of the design team during the delivery phase.

Residential mix

- As part of the revised design, the panel understands the rationale for adjusting the development's residential mix, but questions the significant increase in one person one-bedroom units from 1.9 per cent to 27.7 per cent of overall provision. This results in a typical floor (Levels 1-7) including three single aspect units.
- The panel would prefer to see fewer single aspect units, but can accept this floor plan configuration if it reflects local need, as these units are all south facing, have generously sized balconies and are shallow in depth.



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- The panel hopes that, as the scheme progresses, officers can ensure that affordable housing provision meets local policy.

Ground floor

- The panel notes that now the active double height space is no longer part of the ground floor, care will be needed to ensure articulation is strong enough at this level to create a convincing ground floor presence.
- The panel encourages the applicant to simplify the ground floor to ensure the cleanest possible junction between the building and public realm is delivered.
- The panel understands that the planters on the Beechen Road frontage are outside the applicant's ownership. However, it encourages discussions on removing them completely, if at all possible, and on pulling them back from Watford House Lane to provide easier access to the bike storage area.
- A well-used café and community space are key to the success of the public realm and ground floor. The panel encourages the applicant to explore opportunities for the café to provide outside seating. Management arrangements for the community space should be resolved as soon as possible, to ensure the space can be used and enjoyed once the building is complete.

Outdoor terrace space

- While the panel welcomes the inclusion of a large outdoor terrace for residents, but asks the design team to refine its design further to respond to the intended functionality of the space.

In particular, the panel would like the applicant to consider how the space will be used both in the summer and in the winter, during the day and at night, for play and for work, and how communal activities can be encouraged and enabled. This exercise may lead to the pergola being relocated.

- The panel asks that, if glazing is needed to provide a sufficient safety barrier, it should be carefully placed on the inside of the parapet to minimise its visibility.
- The panel also encourages the provision of appropriate landscaping to ensure privacy for the residential unit that overlooks the outdoor terrace.

Sustainability

- Overall, the panel welcomes the sustainability approach, and the adherence to LETI and Passivhaus principles.



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- The panel encourages the applicant to assess whether brises soleils are required for the top storey units on the southern façade, which do not have balconies above them to help prevent overheating.

Next steps

- The panel feels confident that the applicant can address its comments in discussion with Watford officers.



Agenda Item 6

Committee date	Monday 14 March 2022
Application reference Site address	21/01869/OUT - 78 High Road, Watford, WD25 7LJ
Proposal	Outline application for demolition of existing dwelling and construction new block of 5No. flats.
Applicant	New Agenda
Agent	Towers Associates
Type of Application	Outline Planning Permission
Reason for committee Item	Number of Objections
Target decision date	Tuesday 15 March 2022
Statutory publicity	Watford Observer, Neighbour Letters and Site Notice
Case officer	Andrew Clarke, andrew.clarke@watford.gov.uk
Ward	Woodside

1. Recommendation

- 1.1 That outline 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 comprised of a relatively large detached two-storey dwelling which has a fairly traditional design, albeit it has been clad in tiles and timber, such that it has a more contemporary appearance than surrounding properties. The building is not listed and the site is not within a conservation area.
- 2.2 The surrounding pattern of development along High Road is residential and low density, fairly consistent in terms of plot sizes and building heights / footprints. There is some variety in terms of the architectural detailing of buildings. To the rear of the site are maisonettes on Redheath Close which date from the 1980's. Manor House (numbers 79 and 81 High Road) which is opposite the site is Grade II listed.

3. Summary of the proposal

3.1 Proposal

- 3.2 This outline planning application proposes details of the appearance, layout and scale for a building containing five residential units. Details relating to access and landscaping do not form part of this outline application and are

'reserved matters' which still require approval prior to commencement of the development.

3.3 Conclusions

3.4 The proposed development is in keeping with the character and appearance of the area, will provide a good quality of accommodation for future residents and will have no significant adverse impact on the adjoining properties. Subject to conditions, the appearance, layout and scale of this outline proposal are considered acceptable in accordance with the development plan.

3.5 Details relating to access and landscaping shall be dealt with as reserved matters.

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 National Planning Policy Framework 2021 (NPPF) 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 scored below 75% in the most recent Housing Delivery Test results for 2021 and therefore the 'tilted balance' applies to the determination of this planning application.

5. Relevant site history/background information

5.1 This is the fourth application to redevelop this site. The three previous applications have been refused.

- 5.2 An application to demolish the existing dwelling and construct a terrace of three properties was refused on 2nd February 2021 (Application ref: 20/01379/FUL). The reason for refusal was poor design. This refusal was appealed to the planning inspectorate. The appeal was dismissed on 23rd June 2021 concluding that the design was harmful to the character and appearance of the surrounding area and would result in “less than substantial harm” to the setting of Manor House, a Grade II listed building.
- 5.3 Another application to demolish the existing dwelling and construct a terrace of three properties was refused on 27th August 2020 (Application ref: 20/0691/FUL). The reasons for refusal were poor design and harm to neighbouring amenity.
- 5.4 An outline application to demolish the existing dwelling and construct a block of 5 residential units was refused on 29th May 2020 (Application ref: 20/00375/OUT). The reasons for refusal were poor design, poor quality of accommodation, harm to neighbouring amenity and impractical cycle / refuse storage.

6. Main considerations

- 6.1 The main issues to be considered in the determination of this application are:
- (a) Principle of a residential development
 - (b) Layout, scale and design
 - (c) Quality of accommodation
 - (d) Impact on amenity of adjoining residential properties
 - (e) Access, parking and transport
 - (h) Trees and biodiversity
- 6.2 (a) Principle of a residential development
The application site is located in a primarily residential area, as shown on the Proposals Map of the Watford District Plan, where residential development is acceptable in principle.
- 6.3 Section 11 of the National Planning Policy Framework 2021 (NPPF) establishes the requirement to make effective use of land. Paragraph 119 states that “Planning policies and decisions should promote 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”. The redevelopment of this site would constitute development of a brownfield site within an established residential area.

- 6.4 The demolition and redevelopment of this site for residential purposes is therefore considered acceptable in principle, in accordance with local and national planning policy objectives.
- 6.5 (b) Layout, scale and design
The layout of the site would be comprised of a single building which sits in line with the neighbouring properties on High Road. It would be set in 1.9 metres from the boundary with both neighbouring properties.
- 6.6 The building would have a rectangular footprint and a symmetrical design. It would appear as a two storey building with gable ends. The main roof of the building would be pitched with three dormers to both the front and rear facing roof slopes. The units would all be accessed by a centrally positioned front door which has a projecting canopy porch above.
- 6.7 Internally there would be two residential units to the ground floor, two to the first floor and one in the roofspace. Externally the building would be finished in brick with a tiled roof and UPVC doors and windows. The exact details of materials would be secured by condition.
- 6.8 Indicatively, the front garden would be hardstanding for parking surrounded by soft landscaping. The introduction of soft landscaping to the front is an improvement on the existing frontage which is currently all hardstanding. To the rear are private and communal garden spaces where new soft landscaping including new native hedges and trees are introduced. The application does not seek detailed approval of the landscaping at this stage and this will be secured as a 'reserved matter'.
- 6.9 Overall the layout of the site and the scale and design of the building are considered appropriate in these surroundings, causing no harm to the setting of the listed building on the opposite side of the road.
- 6.10 (c) Quality of accommodation
The building would create five residential units comprised of 3 two bedroom units and 2 one bedroom units.
- 6.11 At ground floor level are two, mirrored two bedroom units both of which have a gross internal area of 83 square metres. This figure far exceeds the minimum floor space requirement of 70 square metres for a two bedroom, four person dwelling.
- 6.12 The smaller bedroom in these units has a footprint of 9.7 square metres and has its only window onto the communal side alleyway. This is not ideal, and

the floor space of these smaller bedrooms is below that recommended by the nationally described space standards for a double bedroom, and can therefore only be considered as a single bedroom. However these ground floor units have generous proportions, private garden areas, including an additional study and are triple aspect. Overall these units are considered to be of an acceptable quality.

- 6.13 At first floor level are two, mirrored one bedroom units both of which have a gross internal area of 59.4 square metres. This figure again far exceeds the minimum floor space requirement of 50 square metres for a two bedroom, two person dwelling. Occupants of these units would have access to the large communal rear garden which can be accessed from both sides of the building.
- 6.14 The second floor unit in the roofspace is also large though due to its position in the roofspace means all rooms have areas of low headroom. Overall 76.6 square metres of floor space has a headroom over 1.5 square metres and 57 square metres has a headroom over 2.3 metres. The headroom and gross internal area would be sufficient for a two bedroom, four person dwelling in accordance with the nationally described space standards. Occupants of this unit would also have access to the communal rear garden.
- 6.15 (d) Impact on amenity of adjoining residential properties
The proposed development includes two side facing bathroom windows at first floor level. To ensure no significant overlooking and loss of privacy to neighbouring properties a condition requiring appropriate obscure glazing has been included as a condition.
- 6.16 Number 78A High Road to the northeast is an infill property. It was granted planning permission on 25th April 1978 on land which was to the side of number 80 High Road. The proposed building would be 0.5 metres deeper at first floor level and 4.3 metres deeper at ground floor level at a separation distance of 4.4 metres. It would not breach the 45 degree line taken on plan view from neighbouring rear facing first floor windows. This neighbour also has a first floor side facing bathroom window which would suffer no detriment as the separation distance to the neighbouring property is increased by 0.9 metres. This property also benefits from a lawful development certificate which permits a 4 metre deep single storey rear extension (Application ref: 21/00523/LDC. Granted on: 25th May 2021).
- 6.17 Number 76 High Road to the southwest is an early twentieth century property. The proposed building would be 2.1 metres deeper at first floor level and 5.9 metres deeper at ground floor level at a separation distance of 3.4 metres. It would not breach the 45 degree line taken on plan view from

neighbouring rear facing first floor windows. This neighbour has a first floor side facing landing window which would suffer no detriment as the separation distance to the neighbouring property is increased by 1.9 metres. This property also benefits from planning permission for a 3.8 metre deep double storey rear extension (Application ref: 21/01469/FULH. Dated: 1st December 2021). This application removes the side first floor facing landing window and introduces a secondary bedroom window. A condition on this application requires this window to be appropriately obscured.

- 6.18 The rear garden is 30 metres deep and the maisonettes on Redheath Close are 44 meters distant. This distance is sufficient to ensure no loss of amenity to the rear in accordance with section 7.3 of Watford's Residential Design Guide.
- 6.19 Subject to a the condition requiring suitably obscured windows, the proposal would cause no significant detriment to the amenity of adjoining properties in terms of outlook, light or privacy.
- 6.20 (e) Access, parking and transport
Indicatively, the vehicular access to the property would be modified. The existing two crossovers to either side of the frontage would be replaced by one, centrally positioned crossover. A lamp post currently exists where the new crossover is proposed. The county council as the highway authority have confirmed that the lamp post could be moved and relocated. The current outline application does not seek approval for the detailed access arrangements and this would be dealt with as a 'reserved matter' at a later stage prior to commencement of the development.
- 6.21 Saved Policy T22 of the Watford District Plan addresses car parking standards. The site is within parking zone 4 where the maximum number of spaces for a development comprised of this housing mix would be between 5.25 and 7. The parking provision of 6 spaces therefore accords with current policy.
- 6.22 The plans indicate five cycle stores, each of which can accommodate three bicycles. This provision is in accordance with saved Policy T10 of the Watford District Plan.
- 6.23 The plans depict space for sufficient refuse storage to both sides of the building.
- 6.24 The number 10 bus route runs along High Road connecting the area to Watford Town Centre and Watford Junction Station. This route currently has a weekday daytime frequency of four buses an hour. Access to public transport is therefore considered to be good in this location.

6.25 (f) Trees and biodiversity

The agent has submitted a comprehensive arboricultural report which assesses the impact on trees within and close to the site. This property has no significant trees growing within its boundary other than those along the rear boundary which are not likely to be impacted by the proposals as indicated in the report. There are, however, a number of trees growing directly adjacent to the property, including a Copper Beech tree within the frontage of 76 High Road which is protected by a tree preservation order. The report details how these existing trees would be protected during construction, this includes no 'scraping up' works within root protection zones to the front of the property. In order to safeguard trees during the period of construction works, the detailed tree protection measures in the arboricultural report will be conditioned.

7 Consultation responses received

7.1 Statutory consultees and other organisations

Name of Statutory Consultee / Other Organisation	Comment	Response
Hertfordshire County Council Highways	No objection subject to conditions and informatives.	Noted

7.2 Internal Consultees

Name of Statutory Consultee / Other Organisation	Comment	Response
Watford Borough Council Arboricultural Officer	No objection subject to conditions.	Noted.
Watford Borough Council Environmental Health	No objection.	Noted.
Watford Borough Council Waste and Recycling	Refuse requirements calculated.	Noted.

7.3 Interested Parties

Letters were sent to 40 properties in the surrounding area. Eleven responses were received in objection. The main comments are summarised below, the full letters are available to view online:

Comments	Officer response
Overdevelopment	The development makes effective use of a brownfield site and contributes to housing need in Watford. See paragraphs 6.2 to 6.4.
Layout, scale and design	The layout of the site and the design and scale of the building are considered appropriate in these surroundings, causing no harm to the setting of the listed building on the opposite side of the road. See paragraphs 6.5 to 6.9.
Harm to neighbouring amenity	The development would cause no significant harm to neighbouring amenity in terms of outlook, light or privacy. See paragraphs 6.15 to 6.19.
Insufficient parking	Parking provision is considered acceptable in accordance with current policy. See paragraph 6.21.

8 Recommendation

That planning permission be granted subject to the following conditions:

Conditions

1. No development shall commence until details of the:

- a) Access
- b) Landscaping

(hereinafter referred to as "the Reserved Matters") have been submitted to and approved by the Local Planning Authority.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).

2. Applications for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of three years from the date of this Decision Notice.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).

3. The development to which this permission relates must be commenced not later than two years from the date of approval of the final Reserved Matters application.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).

4. For those matters not reserved for later approval, the development hereby permitted shall be carried out in accordance with the approved plans and document:

- Drawing number: 3203-SK1
- Drawing number: 3203-3B-01
- Drawing number: 3203-3B-02
- Drawing number: 3203-5D-03
- Drawing number: 3203-5D-05
- Drawing number: 3203-5D-06 Rev: A
- Drawing number: 3203-3B-49
- Report on the impact on trees. Ref: S237-J1-IA-1. Dated: 18th August 2020

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

5. No construction works shall commence until details of the materials to be used for all the external finishes of the building, including walls, roof, dormers, porch, doors, windows and rainwater goods 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.

6. The development hereby approved shall not be occupied until the new on-site car parking spaces and manoeuvring areas have been constructed and laid out in accordance with approved drawing number: 3203-5D-03 (or any subsequent drawing submitted to and approved in writing by the Local Planning Authority). The vehicular access and onsite car parking spaces and manoeuvring areas shall be retained at all times thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to ensure that sufficient on-site parking spaces are provided.

7. The development hereby approved shall not be occupied until refuse, recycling and cycle storage has been provided in accordance with approved drawing numbers: 3203-5D-03, 3203-5D-05 and 3203-3B-49 (or any subsequent drawing submitted to and approved in writing by the Local Planning Authority). 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 cycle storage facilities.

8. The tree protection measures outlined in “Report on the impact on trees” (Report Ref: S237-J1-IA-1. Dated: 18th August 2020) shall be implemented in full prior to the commencement of development and shall be retained at all times during demolition and construction works.

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

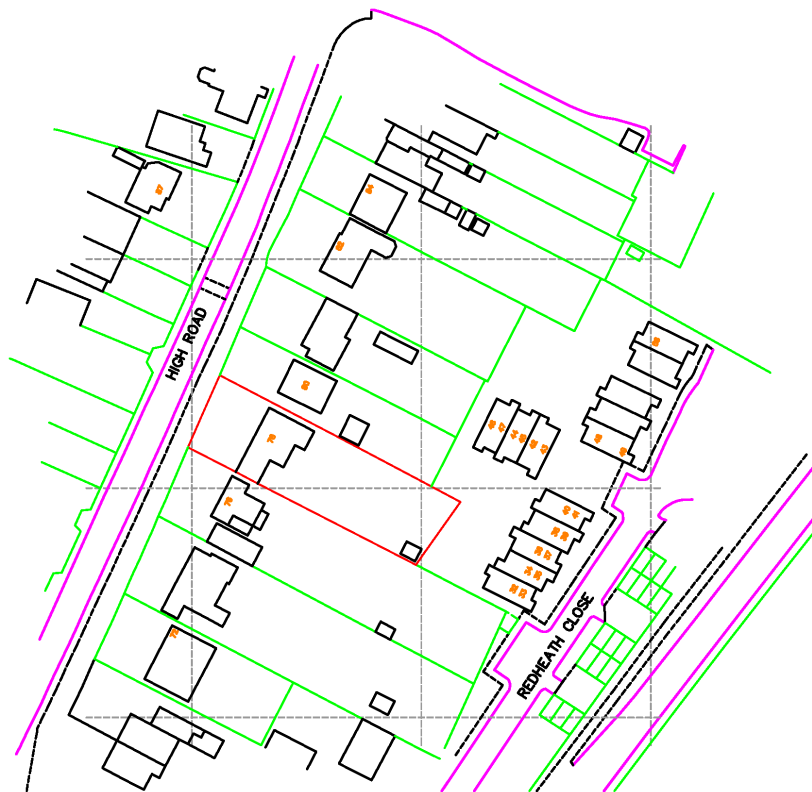
9. The proposed first floor windows in the northeast facing and southwest side facing elevations shall be permanently fixed closed below 1.7m internal floor level and shall be fitted with obscured glass at all times unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent any potential for overlooking and consequent loss of privacy to neighbouring properties pursuant to the provisions of the Residential Design Guide 2016 and Policy SS1 of the Watford Local Plan Core Strategy 2006-31.

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. IN915 – Highway Works – HCC agreement required

Site Location Plan



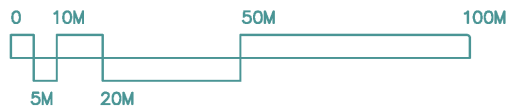
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Location plan

DWG No. 3203-SK1

Scale 1:1250

78 High Road, Leavesden
Watford, WD25 7LJ.



Proposed Plans and Elevations Sheet 1 of 2



Proposed Plans and Elevations Sheet 2 of 2

The drawings include:

- Side Elevation from BDA:** Shows a gabled roof with a dormer, overall height 11606, and width dimensions 8729, 8490, 5533, 3768.
- Side Elevation from 76:** Shows a side view of the building with a gabled roof.
- Rear Elevation:** Shows the rear facade with a gabled roof and dormer, height 11606, and width 1800.
- Front elevation:** Shows the front facade with a gabled roof and dormer, height 11606, and width 1800.
- Section A-A:** Cross-section through the gable end, showing a roof height of 11606 and floor levels at 1000 and 2000.
- Section B-B:** Cross-section through the main body of the building, showing a roof height of 11606 and floor levels at 1000 and 2000.
- Section C-C:** Cross-section through the main body of the building, showing a roof height of 11606 and floor levels at 1000 and 2000.
- Attic Floor Layout:** Shows the attic space with a central staircase and various rooms.
- Roof Layout:** Shows the roof structure with dormer placements.
- Scale:** 1:100
- North Arrow:** Points towards the top-left of the sheet.

REV	DATE	DESCRIPTION
A	Feb 23	Attic level roof eaves amended, from former entitlement

JOB TITLE
78 High Street,
Leavesdon, WD25 7LJ

Proposed Layout
Sheet 2 of 2

DWG No. 3203-5D-06 REV. A

SCALE 1:100

TOWERS ASSOCIATES
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Agenda Item 7

Committee date	1 February 2022
Application reference Site address	21/01729/VAR – 62B Harwoods Road, Watford, WD18 7RE
Proposal	Variation of Condition 6 of planning permission 09/00665/COU (for change of use from light industrial to 2 no. self-contained flats) to relocate existing cycle and refuse store to create additional parking space
Applicant	Miss Zoe Rhodes
Agent	N/A
Type of Application	Variation of Condition
Reason for committee Item	Number of Objections
Target decision date	2 February 2022
Statutory publicity	Neighbour letters
Case officer	Sam Oguz, sam.oguz@watford.gov.uk
Ward	Vicarage

1. Recommendation

- 1.1 That the variation to condition 6 of planning permission 09/00665/COU be granted as set out in section 8 of this report.

2. Site and surroundings

- 2.1 The application site comprises a self-contained flat at the rear of 62 Harwoods Road. Flat 62B, along with 62D, were created as a change of use from light industrial to 2 self-contained flats (ref. 09/00665/COU). The plot is located within the Vicarage Ward and on the site is 62 Harwoods Road, a Class E café/takeaway. There is an existing dropped kerb to enter the site and access way off Harwoods Road which provide both pedestrian and vehicular access to the site. The rear of the plot backs onto Vicarage Road Cemetery. On Harwoods Road, there are various uses, such as garages and other sites which have parking to the rear of properties. The proposal aims to vary the condition of the original granted change of use to move both the bin store and cycle store to facilitate car parking on site.
- 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

The proposal is to change the location of the on-site refuse and cycle store. The cycle store will be moved so that it is adjacent to the external wall of 62B's flat. The bin store will be moved to an enclave between the boundary of No. 62B and the rear of 62 Harwoods Road. The relocation of the refuse and cycle store is sought by the applicant to allow for parking on the external paved area adjacent to flat 62B. The parking arrangement is not however a development which is subject to this application.

The previous Condition 6 read as follows:

“Notwithstanding the information already submitted, no development shall commence until details of the size, type and finish of the proposed refuse and cycle stores for both proposed

flats have been submitted to and approved in writing by the Local Planning Authority. The stores provided shall be retained at all times for the storage of refuse and cycles only and shall not be used for any other purpose.”

The newly proposed Condition 3 will read as follows:

“The bin store and cycle store as shown on approved drawing no. 00001A shall be retained at all times for the storage of refuse and cycles only and shall not be used for any other purpose.”

3.2 Conclusion

The proposal to move both the bin and cycle store to alternative locations within the site are deemed to be acceptable and will not have an adverse impact on the amenity of adjoining properties. The previously approved development would remain in having suitable refuse and cycle storage pursuant to ‘saved’ policies SE7 and T10 of the Watford District Plan 2000. Therefore, it is deemed the variation to Condition 6 of 09/00665/COU is acceptable. This recommendation also includes 2 conditions detailed in Section 8 of the report which are carried over from 09/00665/COU and remain relevant.

The original permission had no condition which would explicitly prevent occupiers to park on-site if it were physically possible to do so. The intended use of the existing hardstanding for parking is therefore not a matter under consideration for this application.

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 This site was previously a light-industrial use and has been converted to flats under planning permission 09/00665/COU. Application 10/01050/DISCON had discharged condition 6 of the original application with a bike shelter and location of refuse store being approved. It would appear that this was never fully implemented.

5.2 In 2021, pre-application advice was sought by the applicant regarding the potential to use the site for vehicular parking, it was recommended an application be submitted to in respect of the refuse and cycle parking pursuant to condition 6 of 09/00665/COU.

6. Main considerations

6.1 The main issues to be considered in the determination of this application are in respect of the relocation of refuse and cycle store.

6.2 The changes to move both the cycle and refuse store within the site will keep the same level of provision and would not have any significant planning implications. They would result in a minimal change to the appearance of the property. The bins will be largely obscured from view due to the inset positioning and the cycle storage will have no adverse impact on the streetscene. These would be adequate for the property and have no impact on the amenity of surrounding properties. The previously approved development would continue to have

suitable refuse and cycle storage pursuant to 'saved' policies SE7 and T10 of the Watford District Plan 2000.

- 6.3 There was no condition imposed on the original planning permission for the flat which would explicitly restrict car parking on-site. Despite a number of objections to the proposed parking area, this would be utilising the pre-existing hard standing and dropped kerb and is not development that requires planning permission. Therefore, in terms of planning, there is no legal agreement, condition, or enforcement matter that would restrict parking on this plot. Any other matter that would prevent this use is a civil matter and would not be relevant to the determination of this application.

7. Consultation responses received

7.1 Statutory consultees and other organisations

Consultee	Comments
Herts County Council – Highways Authority	No objection was received - full comment available to view online

7.2 Interested parties

Letters were sent to 18 properties in the surrounding area. Individual responses have been received from 8 nearby addresses. 7 of these are objections to the application and 1 is in support.

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

Comments	Officer response
Highway safety issues	See paragraph 6.3 and 7.1 of this report. Additionally, this was built as an access way for vehicles and has retained this use.
Noise pollution from the proposal	The proposal is unlikely to give rise to any significant noise pollution.
Loss of amenity space	Upon a site visit, with the car parked on the paved area, there was still amenity space provided for the residents. With the openness and lack of privacy for the area, it would be considered this is not an unacceptable loss of amenity space. There are a number of recreational spaces in close proximity to the property which could be used. This is also a unique circumstance where the space is effectively a front garden for the occupiers, whilst being in the typical rear garden area for Harwoods Road.
Issues with right of way and use of dropped kerb	These are not planning matters for consideration in this application.
Air Pollution	This application would not have a significant impact on air quality, Harwoods Road is dominated by car-use and this, whilst

	positioned in a typical rear garden area, will not be detrimental to surrounding neighbours.
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8.0 Recommendation

8.1 Approve the Section 73 application to vary Condition 6 of 09/00665/COU to include the new plans for a cycle and refuse store, with the inclusion and regularisation of a parking space at the front of the property. As planning permission 09/00665/COU has been implemented, some of the original conditions are no long relevant. Planning permission is therefore granted subject to the following amended conditions:

1. The first floor windows in the northwest facing elevation (serving a proposed bedroom and bathroom as shown on drawing 3090/01/Rev d) and the ground floor window in the southwest facing elevation (serving a proposed bathroom as shown on drawing 3090/01/Rev d) shall be permanently fixed closed below 1.7m internal floor level and shall be fitted with obscured glass at all times unless otherwise agreed in writing by the Local Planning Authority. In addition, the proposed Velux window on the south-eastern side of the roof of the proposed single storey element to the rear of the site (serving the studio flat as shown on drawing 3090/01/Rev d) shall be fitted with obscured glass at all times unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent overlooking and consequent loss of privacy to the occupiers of the proposed flats and the occupiers of neighbouring premises.

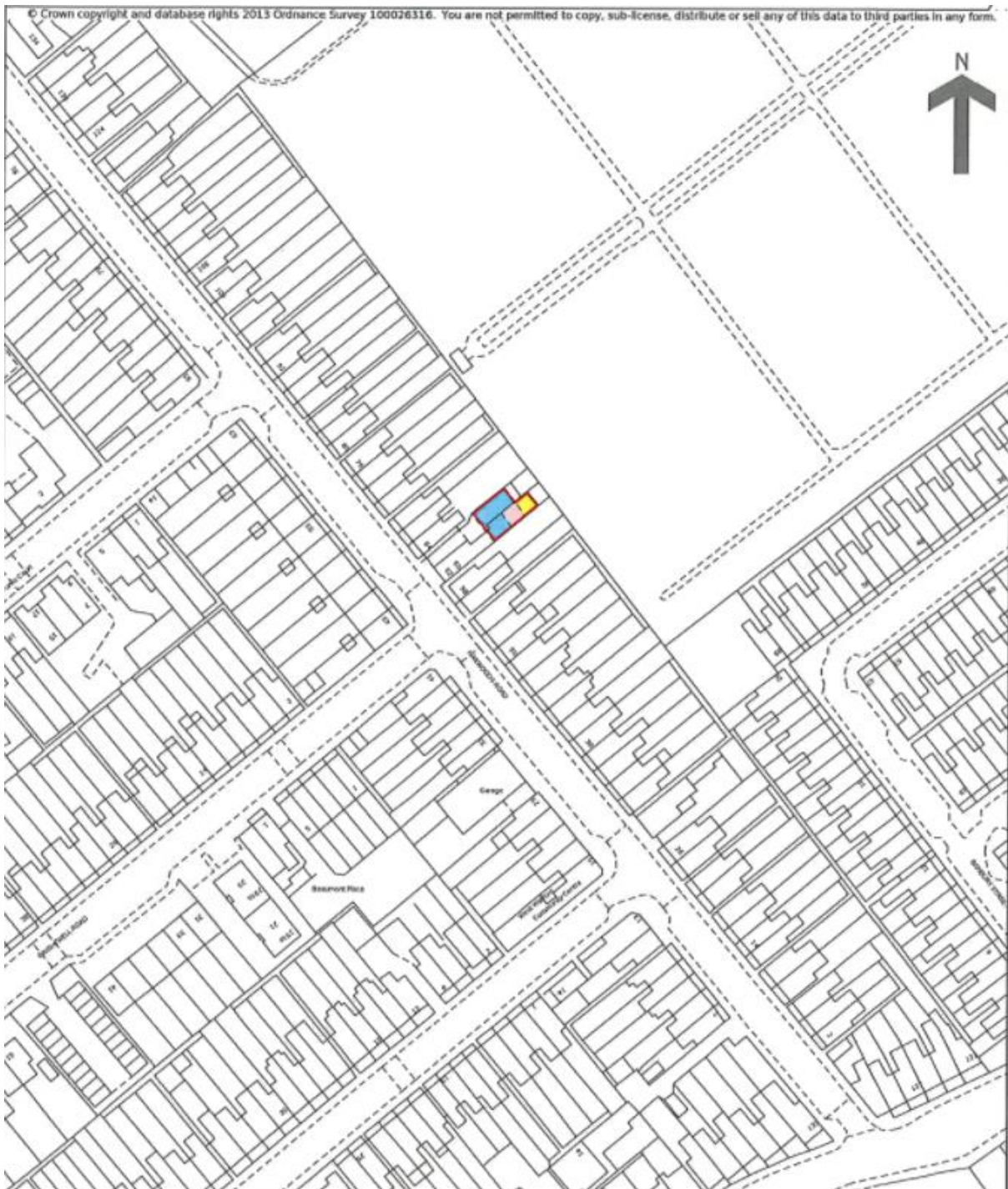
2. Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning General Permitted Development Order 1995 (and any order revoking and re-enacting that order) no windows or doors, other than those shown on the approved drawings, shall be inserted in the northwest facing, southeast facing or southwest facing elevations of the building.

Reason: To prevent overlooking and consequent loss of privacy to neighbouring premises.

3. The bin store and cycle store as shown on approved drawing no. 00001A shall be retained at all times for the storage of refuse and cycles only and shall not be used for any other purpose.

Reason: In the interests of the visual appearance of the site and the amenities of adjoining properties.

Site Location Plan



Satellite View



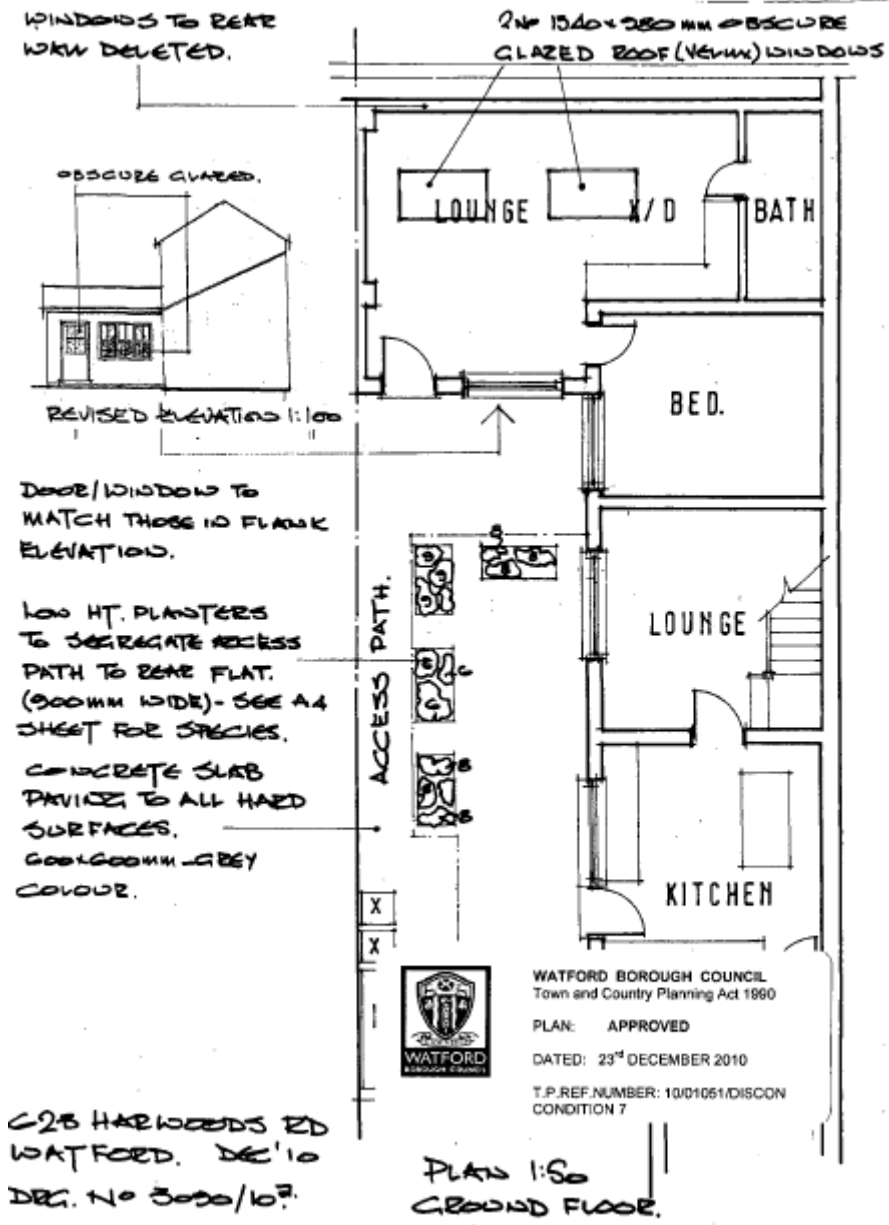
Streetview 2020



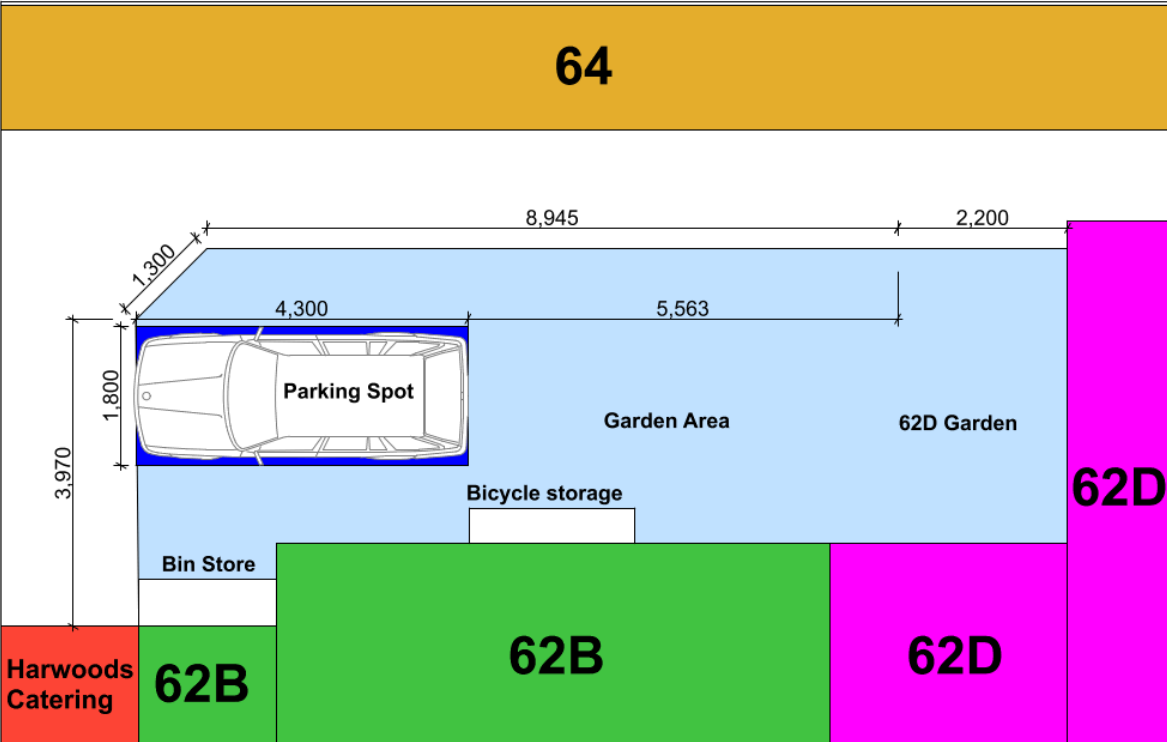
Streetview 2012







Proposed Plan



Bin Store

