

PART A	
Report of: Head of Development Management	
Date of committee:	29th November 2017
Site address:	Former Gas Holder Site and Frogmore House, Lower High Street
Reference Number:	17/00593/FULM and 17/00594/LBC
Description of Development:	<p>17/00593/FULM - Redevelopment of the former gas works, involving the renovation and the use of Frogmore House for offices (Use Class B1(a)) and associated external alterations, the construction of a food store (Class A1) with 92 car parking spaces, a residential building comprising 92 apartments (Class C3) with car parking and associated external alterations, landscaping and alterations to flood defences and riverbanks.</p> <p>17/00594/LBC - Listed Building Consent for demolition of single storey rear extension, internal and external alterations, refurbishment and restoration works to enable the conversion of Frogmore House into offices, including works to the curtilage boundary wall, removal of external concrete render and replacement with lime render, new windows, associated structural works and construction of disabled access ramp.</p>
Applicant:	St William Homes
Date Received:	22nd May 2017
13 week date (major):	21st August 2017 (extended by agreement to 1st December 2017)
Ward:	Central

1.0 Site and surroundings

- 1.1 The former gas holder site is located in Lower High Street immediately to the south of the junction with Waterfields Way. It occupies the eastern side of the road and is irregular in shape with an area of 1.47 hectares. It incorporates Frogmore House, a

Grade II* listed building. It is bordered on its northern side by Waterfields Way and along its eastern and southern by the River Colne. It has a single access junction from Lower High Street which adjoins Frogmore Cottages.

1.2 The surrounding area is characterised by large format retail warehouses, car dealerships and the Tesco Extra store. Opposite the site on Lower High Street is the B&Q store. To the east, on the opposite side of the river is the Colne Valley Retail Park and to the south the former Wickes store which is currently being converted to a Jaguar Land Rover car dealership. Part of the western boundary adjoins 2 smaller commercial units occupied by Quality Suites and a Seat car dealership.

2.0 Proposed development

2.1 17/00593/FULM – This application comprises 5 main elements:

- i) Construction of a food store for Lidl, comprising 2,986m² floorarea, on the northern part of the site. The store will primarily be at first floor level with an undercroft car park of 92 spaces. A new pedestrian access will be created at the junction with Waterfields Way.
- ii) Construction of a block of 92 flats up to 6 storeys high on the southern part of the site. The building will incorporate an undercroft car park of 69 parking spaces with 19 external parking spaces, giving a total of 88 spaces.
- iii) The refurbishment of Frogmore House and its change of use to offices (Class B1a).
- iv) External works including improvements to existing access junction, significant works and environmental improvements to the channel of the River Colne, improvements to the existing flood defence wall, further land remediation, and hard and soft landscaping.
- v) Alterations to the boundary walls and entrances to Frogmore Cottages and the provision of a car park (6 spaces) for the residents.

2.2 17/00594/LBC – Works to Frogmore House to facilitate its refurbishment and change of use to offices comprising demolition of single storey rear extension, internal and external alterations, removal of concrete render and replacement with lime render, new windows and construction of disabled access.

2.3 The food store, residential flats, Frogmore House and Frogmore Cottages will all be accessed via the improved access junction from Lower High Street.

3.0 Relevant planning history

3.1 The following planning history is relevant to this application:

14/01126/FULM -Demolition of existing structures, removal of below ground structures and foundations and remediation of the site. Planning permission granted November 2014. The former gas holder was removed as part of these works.

4.0 Planning policies

4.1 Development plan

In accordance with s.38 of the Planning and Compulsory Purchase Act 2004, the Development Plan for Watford comprises:

- (a) *Watford Local Plan Core Strategy 2006-31;*
- (b) the continuing “saved” policies of the *Watford District Plan 2000;*
- (c) the *Hertfordshire Waste Core Strategy and Development Management Policies Document 2011-2026;* and
- (d) the *Hertfordshire Minerals Local Plan Review 2002-2016.*

4.2 The *Watford Local Plan Part 2: Publication Version* was published in July 2016. This has been subject to 3 rounds of public consultation – Nov-Dec 2013, Dec 2014-Feb 2015 and Dec 2015-Feb 2016. It contains development management policies and site allocations. The emerging policies and site allocations in this document can be given limited weight at this time.

4.3 Supplementary Planning Documents

The following Supplementary Planning Documents are relevant to the determination of this application, and must be taken into account as a material planning consideration.

Residential Design Guide
Watford Character of Area Study

5.0 Consultations

5.1 Neighbour consultations

Letters were sent to 49 properties in the Lower High Street area in the vicinity of the site. Replies were received from 4 properties in relation to the planning application and 3 properties in relation to the listed building application. The points that have been raised are summarised and considered in the table below.

Representations	Officer's response
17/00593/FULM	
Additional traffic will cause gridlock. Traffic on Lower High Street often at a standstill. Delays to emergency vehicles accessing Watford General Hospital.	See Section 6.7 of the report.
Two way traffic will cause loss of privacy and be intrusive to Frogmore Cottages.	The proposals involve creating larger gardens to the cottages with a brick wall and fencing providing privacy to the front elevations.
Opening of store to 11pm will cause noise and disturbance at unreasonable hours to Frogmore Cottages.	See Section 6.6 of the report.
Traffic leaving the site will have difficulty entering Lower High Street when traffic stationary or slow moving.	See Section 6.7 of the report. 'Yellow box' markings will be provided outside the site entrance to facilitate vehicles leaving the site.
History of flooding in this part of Lower High Street.	See Section 6.9 of the report.
Support Lidl store. Will fill a gap in the market.	Noted.
Not convinced suitable location for housing, close to railway line and retail parks.	See Section 6.2 of the report.
17/00594/LBC	
Support restoration of Frogmore House. Concerned over loss of single storey extension which has historic interest.	See Section 6.8 of the report.
More clarity required over scope of internal works.	See Section 6.8 of the report.
Support Frogmore House being put to practical reuse.	Noted.

5.2 Representations have also been received from the Temple Trust, an historic building preservation trust, which has been involved in researching the history of the building over several years and has shown a keen interest in its restoration. Whilst the Trust support the application for the restoration of the building, concern has been expressed over the lack of detail within the application for a Grade II*

listed building. These concerns were originally echoed by Historic England and the Council's Urban Design and Conservation Manager and further details requested. It is now considered that adequate information has been submitted to determine the listed building application.

5.3 **Statutory publicity**

The application was publicised by site notice posted on 6th June 2017 and by advertisement in the Watford Observer published on 3rd June 2017. The site notice period expired on 27th June 2017 and the newspaper advertisement period expired on 23rd June 2017.

5.4 **Technical consultations**

The following responses have been received from technical consultees:
No technical consultations were necessary in respect of this application.

Environment Agency

No objection in relation to flood risk. Unable to give final comments on land contamination at the time of preparing this report but have requested standard conditions be imposed.

Historic England

17/00593/FULM – Considers the scale, massing, materials and detailed design of the foodstore would be contextually appropriate and the redevelopment of this major site as proposed would not cause additional harm to the significance of Frogmore House as a result of the impact on its setting. No objections to planning permission being granted.

17/00594/LBC – Considers the proposed works to Frogmore House to be contextually sympathetic. Has considered application information and additional information submitted. Satisfied that the extensive works would achieve an enhancement over the current situation, would bring the building back into use, and would assist in safeguarding the overall building for the future. No objections to listed building consent being granted.

Hertfordshire County Council (Highway Authority)

Does not wish to restrict the grant of planning permission. Recommends 4 conditions be imposed on any grant of permission and also seeks a payment of £6,000 towards the monitoring of a Travel Plan for the retail foodstore. HCC has reviewed the Transport Assessment and other relevant documents to assess the impact of the proposals on the local highway network's operation and safety. The trip generation rates, profile and distributions were reviewed and are considered appropriate for the proposals. Junction capacity assessments were provided by the

applicant and reviewed. The collision data was reviewed and it was found that there were no clusters of collisions, or notable issues with the highway, in the vicinity of the site that would likely be exacerbated by the proposed development. Therefore, it was found that the proposed development would not likely have a severe impact on the local highway network.

Hertfordshire County Council (Lead Local Flood Authority)

Has confirmed no objection on flood risk grounds and satisfied that the site can be adequately drained and can mitigate any potential existing surface water flood risk if the surface water drainage strategy is implemented. Recommends 2 conditions to secure this.

Hertfordshire County Council (Archaeology)

Has reviewed the archaeological desk based assessment submitted with the application. As the proposal is likely to have an impact on heritage assets, has requested conditions to secure the building recording of Frogmore House and an archaeological evaluation of the remainder of the development site.

Thames Water

No objection with regard to sewerage infrastructure capacity.

Environmental Health

Has raised no objections to the proposal but has requested appropriate conditions to mitigate noise and dust during construction; noise mitigation and mechanical ventilation for the proposed flats; and a noise assessment of plant associated with the foodstore.

Arboricultural Officer

The proposed tree removal and retained tree protection is considered acceptable. The indicative landscaping shows significant new planting, however, a detailed landscaping scheme should be submitted and approved together with details of remedial and managed tree work to the retained trees.

6.0 Appraisal

6.1 Main issues

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

- (a) Principle of the proposed uses.
- (b) Affordable housing provision
- (c) Scale and appearance.
- (d) Quality of residential accommodation.

- (e) Impacts on adjoining properties.
- (f) Transport, access and car parking.
- (g) Impact on Frogmore House.
- (h) Flood risk and surface water drainage.
- (i) Environmental improvements.

6.2 (a) Principle of the proposed uses

The principle of a mixed use scheme in this location is set out in Policy SPA4 of the Local Plan Core Strategy and in Policy SPMX2 of the Local Plan Part 2 (Publication Version). MXD3 sets out that the site will include a mix of retail and office uses.

6.2.1 The mix of uses is acceptable in principle. In line with SPA4 the proposals must include measures to secure the restoration and future use of the Grade II* listed building; measures to satisfy the Environment Agency requirements regarding flood defence; measures required for groundwater protection and measures to ensure the safe decontamination of the land. An application for the restoration of Frogmore House has been submitted in parallel with the application for planning permission. Detailed technical reports relating to flood risk, groundwater protection and land contamination have been submitted with the planning application.

6.2.2 *Retail use and impact*

The proposed retail use is as a Lidl store. Lidl is classed as a Limited Assortment Discounter and is considered to provide a different offer to the mainstream convenience retailers such as Tesco, Asda, Sainsbury's and Morrison's. It is considered that the quality of the convenience offer in Watford would be enhanced through the addition of an operator such as Lidl. Many customers use Lidl as a part of their convenience shop and will use other stores in the area as well. It is seen as complementary rather than fully competing with other convenience operators.

6.2.3 The principle of retail use on the site is allowed for in Policies SPA4 and SS1 of the Core Strategy with the requirement that it can be demonstrated that any retail proposal will not have an adverse impact on the vitality and viability of the town centre or the planned Charter Place investment. The Retail Impact Assessment (RIA) submitted looks at the town centre, the Charter Place scheme and the proposed retail at Watford Riverwell (former Health Campus). The town centre is not the focus of the convenience offer which is spread across several out of centre locations, including the Dome Roundabout, Ascot Road and the nearby Tesco Extra store. The current redevelopment of Charter Place will not alter this.

6.2.4 The assessment concludes that the proposed retail in the scheme will not affect the delivery of the redevelopment of Charter Place – the offer is very different. In terms of the wider town centre the two stores which are most likely to suffer loss in

trade are Sainsbury's in the town centre and the nearby Tesco store, which is outside of the town centre (it is classified as edge of centre). Sainsbury's is considered to be less vulnerable than the Tesco store as it significantly overtrades at the moment and is the only store available to those working in the town centre. Tesco is considered to be at greater risk from the proposed Lidl store but currently lies outside the town centre area so is not affected by policy protection in the Core Strategy or the NPPF. The study considers that the Lidl store would claw back some of the expenditure which currently goes outside of the area to discount stores. In terms of the proposals at Watford Riverwell, these are not determined yet other than as global floorspace figures and an indicative maximum trading area for the units. It is considered that most of the trade will be drawn from the new occupiers and users of the residential, employment and hospital uses rather than from existing shoppers. As such, it is considered that the Lidl proposal would not threaten the delivery of the necessary retail in this area to support the new occupiers and users.

6.2.5 Overall, your officers are satisfied that the proposed Lidl foodstore would not threaten the vitality and viability of the town centre, nor the delivery of the Charter Place redevelopment, or the proposed retail within the Watford Riverwell project.

6.2.6 *Office use*

The use of Frogmore House as offices is considered an appropriate use in this location as it accords with Policy SPA4 of the Core Strategy and Policy SPMX2 of the Local Plan Part 2 which identifies the site as suitable for mixed use development including retail and office uses. Furthermore, it is considered to be the most appropriate use in terms of its commercial viability and the use which would minimise the extent of works required to the listed building in order to facilitate the use. An office use enables the building to be occupied as a single unit (as it was originally designed to be) without the need to sub-divide the building into separate units.

6.2.7 *Residential use*

The proposed residential use of the southern part of the site is not in accordance with Policy SPA4 which does not refer to residential use within the Lower High Street Special Policy Area. Furthermore, Policy SPMX2 of the Local Plan Part 2 does not include any housing component for this site (MXD3). The suitability of this site for housing development as a windfall site therefore needs to be considered against the criteria in Policy HS1 of the Core Strategy. These criteria include:

i) consistency with the spatial strategy (Policy SS1) – SPA4 does not include residential development although the spatial strategy does state that most new development will be focussed on the special policy areas.

ii) previously development land – Complies.

iii) proximity to neighbourhood centres – Although not close to a neighbourhood centre, the site is close to the town centre. The site will also include the new Lidl foodstore.

iv) close to good public transport – Complies. High Street and Bushey stations are within walking distance as are numerous bus routes at Bushey station and on High Street.

v) location within the town centre or at other strategically located sites – Complies. The site is within Lower High Street Special Policy Area and within walking distance of the town centre.

vi) water quality protection downstream – The Environment Agency are satisfied the remedial and groundwater protection measures proposed will ensure no impact on water quality.

6.2.8 Factors that will go against residential land use include:

i) not previously developed land – The site is previously developed land.

ii) land at risk of flooding – The residential block is sited on higher land that is not at risk of flooding (Zone 3).

iii) existing employment land, open space or other community facilities for which there is an identified need – The site is former employment land as part of the Watford Gasworks site, but has not been in employment use for many years for safety reasons due to the presence of the gas holder. The site was also previously heavily contaminated. As such, there is, in reality, no loss of existing employment land.

iv) Land with high biodiversity, landscape or cultural heritage significance – The site has no significant biodiversity or landscape value. The cultural heritage value is in Frogmore House, a Grade II* listed building, which is to be retained and refurbished. The setting of Frogmore House will not be adversely affected by the proposed residential block.

v) no access to public transport links – The site has good access to rail and bus services.

6.2.9 Overall, it is considered that the proposed residential use of the southern part of the site meets the criteria for residential use as a windfall site and is therefore acceptable in principle. The site is unusual in that it is within a location close to and characterised by retail parks and car dealerships and this will be taken into account in considering the quality of accommodation provided (see Section 6.3 below).

6.2.10 The spatial strategy states that higher density homes will be delivered in the town centre and in the special policy areas at Watford Junction, Health Campus (now Watford Riverwell) and Ascot Road. The proposed scheme comprises 31 x 1 bed (1 person and 2 person) and 61 x 2 bed (3 person and 4 person) flats. Given the location of the site within the Lower High Street with good access to the town centre and public transport, it is considered that a high density flatted scheme is appropriate for this site. The scheme includes a mix of unit sizes which is welcomed.

6.3 (b) Affordable housing provision

Policy HS3 of the Core Strategy requires a 35% provision of affordable housing in all schemes of 10 units or more. In the case of the proposal, for 92 units, this would require the provision of 32 affordable units. This provision should have a tenure mix of 65% affordable rent, 20% social rent and 15% intermediate tenures. Only in exceptional circumstances will a lower level of provision be considered through submission of a development viability assessment.

6.3.1 A viability assessment has been submitted in this case and has been the subject of detailed review by external consultants on behalf of the Council with negotiations carried out over a period of 4 months. Although the applicant's original position was that it was not viable for the development to provide any affordable housing, either on-site or in the form of a commuted payment, following detailed negotiations they have agreed a commuted payment of £750,000. This reflects the unique nature of this site and in particular the increased risks and costs associated with the restoration of Frogmore House, the extensive remodelling of the river bank and the further decontamination of the southern part of the site. Your officers consider this to be an acceptable position. Under the Council's emerging Commuted Sums SPD, the commuted payment required for this proposal would be £3,677,729. The agreed sum of £750,000 is the equivalent of a 7% affordable housing provision.

6.3.2 Policy HS3 does not refer to financial payments in lieu of on-site provision, which is the preferred and most appropriate form of provision. However, in this case, it is considered that the financial payment offered would be the best option for meeting urgent housing need as it could be used by the Council to directly deliver affordable housing of the size and tenure required. For this reason, the financial contribution is considered the option that should be accepted in this case.

6.4 (c) Scale and appearance

6.4.1 *i) Foodstore*

The foodstore has been designed having regard to its proximity to the listed building of Frogmore House. The scale and appearance of the foodstore is critical in ensuring the foodstore does not have a harmful impact on the setting of the listed building. This was the subject of significant discussion at pre-application stage. The building has been set as far away from the boundary with Frogmore House as possible, having regard to the 8m 'no-build' buffer zone at the rear of the building along the River Colne (a requirement of the Environment Agency). The building is unusual for a Lidl store in that it is located at first floor level due to the flood risk on this part of the site, with the car parking being accommodated at ground floor level underneath the building. This has the unfortunate effect of making the store 2 storeys whereas Lidl's stores would normally be single storey.

6.4.2 In order to minimise the impact on the setting of Frogmore House, the height of the roof has been designed to be below the eaves level of Frogmore House and in a mono-pitch form which slopes down towards the rear elevation. The long flank wall that runs along the length of the garden area and which forms the backdrop to Frogmore House has been simply modelled with piers to break up its massing. At ground floor level the piers frame railings that have been incorporated to provide some screening to the parking area, with windows at first floor level to provide natural light to the store. Unlike Lidl's normal store design, this flank elevation, together with the southern elevation, are finished entirely in facing brick. Facing brick is also used at ground floor on the eastern elevation facing the river. The use of facing brick (in place of Lidl's normal metal cladding system) has been requested in recognition of the significance of Frogmore House as a listed building.

6.4.3 The main entrance to the store will be at the north-western corner of the building facing the junction with Waterfields Way where a new pedestrian plaza will be created. This will be a fully glazed element extending along the northern elevation facing Waterfields Way. This will be set away from Frogmore House and have less of an impact on its setting.

6.4.4 Notwithstanding the considered design of the store to mitigate its visual impact on Frogmore House, the store will still appear as a large structure in close proximity to Frogmore House and will inevitably impact on its visual setting. However, it must be remembered that the historic context of the building for the past 110 years has been the large former gas holder and other commercial buildings adjoining its curtilage. In CGI views submitted within the Design and Access Statement, it is demonstrated that in views from Lower High Street to the north and Dalton Way to the west, Frogmore House will still appear as the dominant building within the

streetscene and will read as a standalone building in its own right. The foodstore will not appear overbearing or unduly distract from its setting.

6.4.5 *ii) Residential building*

The residential building has a T-shaped footprint, reflecting the triangular shape of the site, and is sited on top of an undercroft car parking area. It predominantly comprises 4 storeys of residential accommodation above the podium with a smaller element at fifth floor sited centrally within the footprint. The T-shaped footprint also allows the provision of 2 terraced amenity areas on the podium. The building has a simple form and a simple palette of 2 colours of facing bricks. It follows the 'New London Vernacular' style of contemporary building which has emerged in recent years using the window fenestration and a combination of recessed and projecting balconies to provide a strong vertical emphasis and break up the elevations into different elements. Brick detailing has been added to some of the windows to add further interest.

6.4.6 The building is significantly higher than the surrounding retail warehouse buildings adjacent to the site and the existing buildings fronting Lower High Street. However, the building is set back from Lower High Street and, consequently, will not appear unduly prominent within the streetscene. Within the context of the surrounding commercial buildings its scale is not considered to be inappropriate or harmful to the character of the area. It should also be noted that the building is very similar in height to the former gas holder which was only removed in 2015.

6.4.7 *iii) Frogmore House*

The roof and brick elevations of Frogmore House were repaired and refurbished approximately 15 years ago and remain in good condition. The main external changes will be the replacement of the existing windows with new timber sash windows, the removal of the single storey rear extension, and the reinstatement of the timber door canopy. The grounds of the building will also be re-landscaped. Overall, these changes are considered to enhance the appearance of the building.

6.5 (d) Quality of residential accommodation

All of the proposed flats meet or exceed the minimum floorspace standards set out in the nationally described space standards. All flats will also receive good levels of daylight although a number of flats will receive limited sunlight as they face north. This is a function of the T-shaped footprint of the building which reflects the triangular shape of the site. In total, 28 (30%) of the 92 flats will have north facing main living rooms that will receive limited sunlight. This could only be mitigated by a significant reduction in the number of units on the site.

- 6.5.1 In terms of outlook, the flats will look towards the surrounding commercial uses; the Colne Valley Retail Park to the north, the former Wickes site (currently being converted to a Jaguar Land Rover dealership) to the south, and the commercial buildings on Lower High Street to the west (Quality Suites and Seat car dealership). Given the southern part of the site where the residential building is located is on slightly higher ground and the flats are located on a podium above the car parking area, the surrounding commercial buildings will not appear unduly overbearing on the outlook from the flats. Indeed, the majority of the flats will have views over and above the roofs of the surrounding commercial buildings.
- 6.5.2 With regard to privacy, the proposed flats will not be overlooked by any surrounding properties. The commercial buildings have few windows in them above ground floor level, serving only relatively small office areas.
- 6.5.3 Each of the proposed flats will have access to a private balcony or, in the case of those flats at first floor and fifth floor levels, a terrace area. In addition, 2 communal amenity areas are provided at podium level above the undercroft car park, one on the northern side of the building measuring 165m² and one on the southern side measuring 378m². The amenity areas are to be landscaped and will include seating areas for the use of residents. Furthermore, the re-grading and re-landscaping of the western bank of the River Colne which adjoins the site (see Section 6.8 below) will also incorporate a footpath and further seating areas for the use of residents. The residents of the development will, therefore, have various opportunities to enjoy private and communal outdoor space.
- 6.5.4 The residential building is in relatively close proximity to the railway embankment sited 60m to the east. This carries the West Coast Mainline and London Midland and other regional services. This is a potential source of noise to the proposed flats. Other potential noise sources include road traffic on Lower High Street to the west and the surrounding commercial uses. A noise impact assessment has been submitted with the application which confirms that the railway line and some of the surrounding commercial uses are likely to compromise the internal noise levels of the flats when considered against the recommended noise levels set out in the relevant British Standards (BS8233:2014 – transportation noise sources, and BS4142:2014 – commercial noise sources). Mitigation measures are proposed to achieve the recommended internal noise levels which include enhanced double glazing to the windows and mechanical ventilation, to allow the flats to be adequately ventilated without the need to open the windows. This is acceptable and can be secured by condition.
- 6.5.5 The site is not a typical residential site but offers a good opportunity to provide new residential accommodation in an accessible and sustainable location, on previously

developed land. Overall, it is considered that the proposed flats will provide an acceptable level of accommodation and amenity for future occupiers having regard to the relevant planning policies and the Residential Design Guide.

6.6 (e) Impacts on adjoining properties

The only residential properties adjoining the site are nos. 1-4, Frogmore Cottages, which adjoin the entrance to the site. These are owned by National Grid and house former employees of National Grid and their family members. The cottages form a short terrace of 4 two storey dwellings orientated at right-angles to Lower High Street and parallel to the existing and proposed access road. They have small front and rear garden areas with the exception of no.4 which also has a large side garden area.

6.6.1 The proposed development includes external works to these cottages which include a realigned front boundary to the new access road, new boundary walls/fences and gates, and a dedicated car park of 6 spaces exclusively for the use of the residents and their visitors. Currently, residents park within the gas holder site with the consent of National Grid. This car park is located within the existing side garden area of no.4.

6.6.2 The new boundary treatment and gates to the front (northern) boundary will give each of the cottages its own independent access. At present only no.1 has an independent access which is directly from Lower High Street. The other 3 cottages share an access which runs across the side garden area of no.1 and the front garden areas of nos. 2 and 3. This new arrangement will be a benefit to the cottages. The new boundary treatment will ensure privacy to the front gardens and front elevations of the cottages by preventing overlooking from the proposed new access road and footpath.

6.6.3 A further benefit will be the provision of a dedicated car park for the cottages. The occupiers of the cottages currently park within the gas holder site and this provision would otherwise have been lost, however, the applicants have included this provision for the benefit of the cottages. This will result in the side garden area of no.4 being significantly reduced, however, no.4 will still retain a larger overall garden area than the other 3 cottages.

6.6.4 The main impact on the cottages will be from the increased traffic using the access road, both customers to the foodstore and residents of the residential flats. In this respect, the cottages are in a unique position. Originally built for employees of the former Watford and St Albans Gas Company which occupied a large area of land including the adjacent Colne Valley Retail Park, they would have experienced various industrial impacts from this use. In more recent times, there has been very

limited activity on the site, principally the use of part of the site by a coach company. Within the Core Strategy the site is identified for mixed-use redevelopment including retail warehousing. It is therefore accepted that the site would be redeveloped for uses that would likely generate relatively high levels of traffic albeit not the industrial impacts of the former use. The cottages also directly adjoin the Lower High Street which already carries high volumes of traffic. The cottages therefore are located within a commercial area, forming part of a larger industrial site, and already experience road traffic noise from Lower High Street. Some additional impacts are therefore unavoidable unless the site is not to come forward for redevelopment.

6.6.5 The proposed opening hours of the food store are 07.00 hours to 23.00 hours, 7 days a week. These hours are not unreasonable for a foodstore in the current retail market, particularly as many larger food stores open 24 hours, including the nearby Tesco Extra. These hours will limit the times at which additional road traffic noise from the food store will be experienced and will ensure a period of approximately 8 hours at night-time when the use will not be operational.

6.6.6 The cottages are in the ownership of National Grid which is a joint venture partner with Berkeley Homes in St William Homes. In this respect, improvements to the cottages to mitigate any additional impacts are within the control of National Grid as the cottages remain their asset and the occupiers their tenants. Overall, it is considered that the cessation of the industrial use of the site and the improvements to the cottages currently proposed are benefits that help to mitigate any additional impacts arising from increased traffic on the new access road. These additional impacts also have to be weighed against the significant benefits arising from the scheme in the restoration of Frogmore House, the provision of a new retailer in the town, the provision of new housing, the remediation of the land and improvements to the River Colne to help address current flooding issues in Lower High Street.

6.7 (f) Transport, access and car parking

The site is in a highly accessible location with good access to public transport. Bushey Station is located within walking distance to the south with London Midland and London Overground rail services and various bus services calling at the station. To the north is High Street Station with London Overground services and various bus routes on Lower High Street. Further bus routes are accessible in the town centre. The site is also close to National Cycle Route 6 which passes through Oxhey Park to the south and along Dalton Way/Lower High Street to the north.

6.7.1 The application is supported by a detailed Transport Assessment which has been reviewed by Hertfordshire County Council as the Highway Authority. Traffic and junction capacity modelling has been undertaken for the existing traffic situation

with the addition of the proposed development and the consented Watford Riverwell (former Health Campus) development. This modelling has focused on the weekday peak periods (am and pm) and the Saturday peak period as the worst case scenarios. The assessment confirms that many local junctions are operating at close to capacity at peak times but concludes that the proposed development traffic flows, when added to the traffic flows of the consented Watford Riverwell development, will have only a minimal additional impact. This assessment also takes into account the highway junction improvements at the Lower High Street/Dalton Way junction that form part of the Watford Riverwell development but which have not yet been implemented.

6.7.2 Overall, the County Council as the Highway Authority have concluded that the proposed development will not have a severe impact on the local highway network.

6.7.3 The proposed development includes the enhancement of the existing access to form a new junction meeting current highways standards and able to accommodate articulated HGVs (to serve the foodstore) and all predicted traffic associated with the development. A 'yellow box' junction will be created on Lower high Street to facilitate vehicles leaving the site at times when traffic is queuing on Lower High Street. Tracking diagrams have been submitted to demonstrate all servicing and parking areas within the site can be accessed and egressed safely.

6.7.4 Car and cycle parking within the site is provided for the different uses as follows:

Use	Car parking	Cycle parking
Foodstore	92	28
Residential	88	92
Frogmore House	5	5

This level of provision complies with the maximum car parking standards and minimum cycle parking standards within the Watford District Plan and is acceptable. The site is in a sustainable location with good access to rail and bus services at Bushey Station to the south and on Lower High Street to the north.

6.7.5 Following discussions with the Highway Authority, the applicant has agreed to make financial payments to the County Council of £10,000 towards the improvement of the bus stop and £15,000 towards the improvement of the public footway on Lower High Street adjoining the site.

6.8 (g) Impact on Frogmore House

Frogmore House is a Grade II* listed building and one of only 5 Grade I or II* buildings in the borough. It dates from 1716 and was built as a family house. It was

acquired by the then Watford and St Albans Gas Company in the early 1900s and converted into 3 flats for employees in 1947. It is currently vacant and has been for approx. 20 years. Approximately 15 years ago it suffered significant water ingress and internal damage as a result of lead being removed from the roof. Repairs were made to the roof, the elevations were re-pointed and the building treated for Death Watch Beetle and dry rot at this time. However, due to its vulnerable state, it has been on Historic England's (formerly English Heritage) Register of Buildings at Risk since this time.

- 6.8.1 The proposed works to the property involve the retention of existing internal historic features where possible – timber staircases, timber panelling, lath and plaster partitions, coving, floorboards, etc. All of the existing, timber sash windows (which are not original) are in relatively poor condition and are all proposed to be replaced with timber, slim-line, double glazed sash windows. The cementitious render on the north and east elevations is to be removed and replaced with a traditional lime render. The original main door canopy, which has been located and purchased by the Temple Trust, is to be reinstated. The existing single storey rear extension is to be removed. Other works include repointing of brickwork, repair and replacement of rainwater goods and the formation of a ramped access.
- 6.8.2 The applicant has submitted detailed survey data, a detailed scope of works and a set of method statements for the different areas of work proposed. The proposed works are considered appropriate and acceptable to bring the building back into a viable use as offices whilst retaining and enhancing the historic and architectural importance of the building. The loss of the single storey rear extension is the most significant change but this is considered acceptable as it was not part of the original house. Historic England has not objected to this element of the works.
- 6.8.3 Overall, the proposed works will result in a complete restoration of this important historic building, enable it to be brought back into viable use and allow it to be removed from the Buildings at Risk register.

6.9 (h) Flood risk and surface water drainage

The northern part of the application site has experienced fluvial flooding from the River Colne in the recent past. As a result of this, a flood defence wall was constructed by the Environment Agency approximately 15 years ago along the top of the western river bank adjoining the northern part of the site to help mitigate this. This part of the site has also experienced surface water flooding from Lower High Street in recent years, linked to the outfall of the surface water drains in Lower High Street being directly into the River Colne. At times of high river levels, the outfall valve has closed and the surface water has 'backed up' and resulted in flooding in Lower High Street.

6.9.1 As a result of these long-standing issues, the application was supported by a detailed Flood Risk Assessment (FRA) that was informed by pre-application discussions with the Environment Agency. As a result of these discussions, the proposed scheme incorporates extensive remodelling of the river bank around the southern (residential) part of the site. This involves the removal of the existing vertical, concrete wall that forms the western bank of the river channel and a re-grading of the river bank to provide a sloping, landscaped bank. This not only reinstates a more natural river profile and enhances biodiversity but also increases the width and volume of the river channel, enabling it to accommodate larger volumes of flood water, thereby reducing the risk of the river bursting its bank and flooding. The proposed scheme also includes reinforcement works to the existing flood defence wall to extend the long-term life and effectiveness of this wall.

6.9.2 The FRA also underwent detailed scrutiny by the Environment Agency who requested further, updated flood modelling to be undertaken. As a result of the proposed improvement works incorporated into the application and the updated flood modelling, the Environment Agency is satisfied the proposal will reduce the risk of flooding and has supported the application.

6.9.3 The application was also supported by a detailed surface water drainage scheme. This was assessed by Hertfordshire County Council as the Lead Local Flood Authority who also requested additional information regarding surface water drainage and attenuation. The proposed approved drainage scheme involves 2 systems, draining the northern and southern areas of the site. The northern area incorporates a sustainable drainage train that includes tanked, permeable paving, underground storage tanks, a swale (along the boundary with the river) and a detention basin before an attenuated outfall to the river of 7.3 litres/second. The southern area incorporates tanked permeable paving, storage tanks and an attenuated outfall of 6.1 litres/second.

6.9.4 In conclusion, the development creates additional flood storage capacity within the river, reduces flood risk and provides a drainage scheme for the site that is resilient to climate change and reduces the risk of surface water flooding.

6.10 (i) Environmental improvements

6.10.1 *i) River Colne*

The River Colne adjoining the northern part of the site has a natural channel form and is populated by mature trees. In contrast, the river channel adjoining the southern part of the site is 'canalised' within concrete retaining walls. As part of the proposed development, the concrete wall that forms the western bank will be removed and the river bank re-graded to form a more natural slope which can also

be planted. This will not only increase the flood capacity of the river channel but will also provide a significant biodiversity enhancement of the river.

6.10.2 ii) *Land remediation*

In 2015/16 the site was remediated to a level to allow commercial open storage use of the land. As a result of the proposed development, further remediation will need to take place, particularly within the southern part of the site. This will remove any remaining contamination and underground structures and leave the site 'clean', thereby removing any future pollution risks to the River Colne or to groundwater.

6.10.3 iii) *Landscaping*

A detailed landscape strategy has been submitted with the application. This has considered the site as 5 character areas:

- Structured landscaping around the foodstore with a formal pedestrian plaza front of the main entrance.
- Formal landscaping within the curtilage of Frogmore House, focussed on recreating a typical early 17th Century garden.
- Contemporary landscaping to the front of the residential building, including moulded earth forms.
- Retreat landscaping on the podium decks – smaller scale amenity landscaping reflecting the private nature of these spaces.
- Wild landscaping along the western bank of the river channel to create a biodiverse and natural zone to the river.

The strategy includes examples of proposed planting, hard surfacing, fencing, seating and lighting. It is considered to be a well-thought out, holistic approach to the site which will create a high quality public realm, ensure a high quality complementary setting for the buildings and bring a significant enhancement to the site.

7.0 Community Infrastructure Levy and Planning Obligations

7.1 Community Infrastructure Levy (CIL)

The Council introduced the Community Infrastructure Levy (CIL) with effect from 1st 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 charges applicable to the proposed development are:

Watford Charging Schedule

Type of Development	CIL Rate
Residential	£120 per sqm
Retail (Class A1 – A5)	£120 per sqm
Office	£0 per sqm

Based on the proposed uses and floorareas, it is calculated the CIL charge will be £1,851,346 for the proposed development.

7.2 S.106 planning obligation

The Council introduced the Community Infrastructure Levy (CIL) with effect from 1st April 2015. On and from this date, s.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.

The proposed development is one where affordable housing should be provided, in accordance with Policy HS3 of the Watford Local Plan Part 1 Core Strategy 2006-31. In addition, the proposed development is one where Hertfordshire County Council, in pursuance of its duty as the statutory Fire Authority to ensure fire fighting facilities are provided on new developments and that all dwellings are adequately served by fire hydrants in the event of fire, seeks the provision of hydrants required to serve the proposed buildings. The County Council as the Highway Authority has also requested a payment of £6,000 towards the monitoring of the Travel Plan to serve the development, £10,000 towards the improvement of a bus stop on Lower High Street and £15,000 towards the improvement of the public footpath adjoining the site.

8.0 Conclusion

8.1 The main planning application is for a comprehensive, mixed-use redevelopment of this significant brownfield site within the Lower High Street Special Policy Area. The proposed scheme, incorporating a new discount foodstore and 92 flats, is considered to be an appropriate mix and scale of uses for this accessible site. The proposed buildings are considered to be of a high quality in their design and use of materials, to be complemented by a high quality, holistic landscaping scheme. In addition to this, the listed building application will also provide for the refurbishment and restoration of Frogmore House, a Grade II* listed building at risk, and its use for offices.

8.2 The main development also includes the substantial re-grading of the River Colne channel around the southern part of the site to create a more natural channel profile which will also help to reduce the risk of flooding. Despite the numerous environmental constraints on this complex site, the proposed applications are well considered, maximise the opportunities of the site, and will provide a high quality development delivering significant economic, social and environmental benefits in accordance with national and local planning policy.

9.0 Human Rights implications

9.1 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.

10.0 Recommendation

10.1 **17/00593/FULM** - That, pursuant to a planning obligation under s.106 of the Town and Country Planning Act 1990 having been completed to secure the following Heads of Terms, planning permission be granted subject to the conditions listed below:

Section 106 Heads of Terms

- i) To secure a financial payment to the Council of £750,000 towards the provision of affordable housing in the Borough of Watford;
- iii) To secure a financial payment to Hertfordshire County Council of £6,000 for the long term monitoring of the proposed Travel Plan for the site;
- iii) To secure a financial payment to Hertfordshire County Council of £10,000 for the improvement of the bus stop on Lower High Street adjoining the site;
- iv) To secure a financial payment to Hertfordshire County Council of £15,000 for the improvement of the public footpath on Lower High Street adjoining the site;

- v) To secure a financial payment to the Council of £15,000 for the appointment of a conservation consultant to undertake regular site visits during the works to Frogmore House on behalf of the Council;
- vi) To secure the completion of the works to Frogmore House by a specified time in relation to the completion of the residential building.

Conditions

1. The development to which this permission relates shall be begun within a period of 3 years commencing on the date of this permission.

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

2. No development shall commence on the site until a condition survey of the flood defence wall has been submitted to and approved in writing by the Local Planning Authority. Should the approved survey report determine that repairs to the flood defence wall are required, these must be carried out in accordance with the approved survey report. No building within the approved development shall be occupied until the repair works have been completed in full.

Reason: To prevent flooding on site and elsewhere by ensuring that the fluvial flood defences are in satisfactory condition and the existing Standard of Protection is maintained.

3. No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

- i) A preliminary risk assessment which has identified:
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors; and;
 - potentially unacceptable risks arising from contamination at the site.

- ii) A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- iii) The results of the site investigation and the detailed risk assessment referred to in (ii) 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.
- iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (iii) 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 written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To protect groundwater. The site is located in a source protection zone 1 (SPZ1) the highest vulnerability groundwater area. Any contaminants entering the groundwater could impact on the local public drinking water abstraction within 50 days. The previous use of the site was contaminative and this condition ensures that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution.

- 4. Prior to any part of the permitted development being brought into use a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 109 of the National Planning Policy Framework.

- 5. The development hereby permitted shall not commence until a monitoring and maintenance plan with respect to groundwater contamination, including a timetable of monitoring and submission of reports has been submitted to and approved in writing by the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action

arising from the groundwater monitoring, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the site does not pose any further risk to human health or the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures. This is in line with paragraph 109 of the National Planning Policy Framework. It is important that detailed monitoring is in place before any piling works commence to ensure there is no impact on the local abstraction point.

6. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: No investigation can completely characterise a site. The condition may be appropriate where some parts of the site are less well characterised than others, or in areas where contamination was not expected and therefore not included in the original remediation proposals. To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.

7. Piling using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed piling, does not harm groundwater resources in line with paragraph 109 of the National Planning Policy Framework and Position Statement G1 – Direct Inputs to Groundwater of the Environment Agency’s Groundwater Protection: Principles and Practice.

8. A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The scheme as approved shall be implemented prior to each phase of development being brought into use.

Reason: To ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies in line with paragraph 109 of the National Planning Policy Framework.

9. No drainage systems for the infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: Infiltration through contaminated land and soakaways act as preferential pathways for contaminants to have the potential to impact on groundwater quality.

Conditions relating only to the foodstore (blue hatched land on drawing no. SK 133 D01)

10. The foodstore hereby permitted shall be carried out in accordance with the following approved drawings:-

5644-BR-V01-XX-DR-A-010110, 010111, 010112, 020110

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

11. No development works shall commence on the foodstore until a construction environmental management plan has been submitted to and approved by the Local Planning Authority. The plan shall include measures recommended within the submitted Air Quality Assessment dated May 2017 by WSP Parsons Brinckerhoff and measures to mitigate the impacts of noise and vibration on the properties adjoining the site.

Reason: To protect the amenities of surrounding occupiers during construction works.

12. No development works shall commence on the foodstore until the tree protection measures detailed on the Tree Protection Plan by Ian Keen Limited (drg. no. 8971-KC-XX-YTREE-TPP02RevA) have been installed in full. These measures shall be retained at all times during development works, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the long term retention of these trees.

13. No development shall commence on the foodstore until an archaeological written scheme of investigation has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and
1. The programme and methodology of site investigation and recording;
 2. The programme and methodology of site investigation and recording as suggested by the archaeological evaluation;
 3. The programme for post investigation assessment;
 4. Provision to be made for analysis of the site investigation and recording;
 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation;
 6. Provision to be made for archive deposition of the analysis and records of the site investigation;
 7. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

The development shall only be carried out in accordance with the programme of archaeological works set out in the approved Written Scheme of Investigation.

Reason: This is a pre-commencement condition to ensure that any archaeological remains are properly recorded, in accordance with Policy UD2 of the Watford Local Plan Core Strategy 2006-31. This needs to take place before development commences in order to ensure any remains present are not damaged or destroyed before they are recorded.

14. The development of the foodstore shall be carried out in accordance with Flood Risk Assessment prepared by Aecom dated 27 April 2017 and the following mitigation measures as detailed within the surface water drainage strategy for the northern part of the site:
- The scheme must provide sufficient source control and storage to accommodate the 1:30 year rainfall event in conjunction with the 1:30 year modelled river levels for all the storm water remains within the system without flooding.
 - The piped network and SuDS system should provide as a minimum 450 m³ of storage.

- The runoff from the site will be restricted by flow controlled devices at 7.3 l/s for the northern outfall.
- Adequate management treatment train is to be provided by a combination of below and above ground SuDS to ensure water quality as shown on the drawings 40-02 P4 Preliminary Residential Surface Water Drainage Strategy and 3071-S110A Proposed SW Drainage GA (1)
- Emergency flood plan and any required mitigation measures will be implemented to ensure the safety of the future site users.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To ensure that the proposed development site can be adequately drained and prevent the increased risk of flooding, both on and off site.

15. No development works shall commence on the foodstore shall take place until a final detailed drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full detailed engineering drawings of the design of all the proposed SuDS measures, in line with the latest edition of the SuDS Manual by CIRIA.

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To ensure that the proposed development site can be adequately drained and prevent the increased risk of flooding, both on and off site.

16. No development works shall commence on the foodstore until a detailed scheme for the provision of mains water services to serve the development, including, where necessary, fire hydrants, has been submitted to and approved in writing by the Local Planning Authority. No occupation of the development shall take place until the approved mains water scheme has been provided in full.

Reason: In order to ensure adequate mains water services, and in particular fire hydrants, are provided to serve the development.

17. Upon completion of the drainage works in the northern part of the site, an updated management and maintenance strategy for the all the SuDS features and structures must be submitted and shall include arrangements

for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To ensure that the proposed development site can be adequately drained and prevent the increased risk of flooding, both on and off site.

18. No external facing materials shall be installed on the foodstore until full details and samples of all the materials to be used for the external surfaces of the building have been submitted to and approved in writing by the Local Planning Authority.

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.

19. No part of the foodstore shall be occupied until a detailed hard landscaping scheme for the northern part of the site, including details of the site boundary treatments and external lighting, has 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 Landscape Statement dated April 2017 by LDA Design.

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

20. No part of the foodstore shall be occupied until a detailed soft landscaping scheme for the northern part of 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 Landscape Statement dated April 2017 by LDA Design. The approved soft landscaping scheme shall be carried out not later than the first available planting and seeding season after completion of development. Any trees or plants whether new or existing which within a period of five years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, or in accordance with details approved by the Local Planning Authority.

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

21. No part of the foodstore shall be occupied until the modified access junction on Lower High Street and the internal access road serving the food store, as shown in principle on the approved drawings, have been completed in full.

Reason: In the interests of the safe operation of the site and the surrounding highway, in accordance with saved Policies T21 and SE7 of the Watford District Plan 2000.

22. No part of the foodstore shall be occupied until the following facilities have been provided for the use of employees and customers, in accordance with the approved drawings:

- i) cycle parking for customers for at least 12 cycles;
- ii) secure, covered cycle parking for employees for at least 8 cycles;
- iii) 92 car parking spaces.

These facilities shall be retained at all times for the use of customers and staff.

Reason: To ensure that adequate facilities exist for the proposed use, in accordance with saved Policies T10 and T22 of the Watford District Plan 2000 and Policy T3 of the Watford Local Plan Core Strategy 2006-31.

23. No part of the foodstore shall be occupied until a detailed Travel Plan for the use, based upon the Hertfordshire County Council document 'Hertfordshire Green Travel Plan Guidance', has been submitted to and approved in writing by the Local Planning. The approved plan shall be implemented as approved at all times, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development offers a wide range of travel choices to reduce the impact of travel and transport on the environment, in accordance with Policy T3 of the Watford Local Plan Core Strategy 2006-31.

24. All plant and equipment associated with the foodstore shall only be sited within the designated plant enclosure shown on the approved drawings. No plant or equipment shall be installed outside the approved plant enclosure unless details have been submitted to and approved in writing by the Local Planning Authority. Details to be submitted for approval shall include siting, size, appearance and technical specifications relating to noise.

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

25. No part of the foodstore shall be occupied until a noise impact assessment has been carried out, in accordance with BS4142, of the proposed plant and equipment within the plant enclosure, and any recommended mitigation measures have been installed in full. The purpose of the noise impact assessment is to demonstrate that the operation of the proposed plant at full capacity, with any mitigation measures as appropriate, will not adversely impact on the residential occupiers at Frogmore Cottages and the approved residential building within the development.

Reason: To ensure acceptable internal noise levels are achieved for the occupiers of Frogmore Cottages and the residential building within the development.

26. The foodstore hereby approved shall only be used for purposes within Class A1 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 07.00 hours or after 23.00 hours on any day.

Reason: The site is located within the Lower High Street Special Policy Area where the focus is on retail uses and in the interests of the amenities of residents within the development and adjoining the site.

27. No deliveries or collections relating to the foodstore hereby approved shall take place before 07.00 hours or after 23.00 hours on any day.

Reason: To prevent noise nuisance to the residential occupiers of dwellings adjoining the site.

Conditions relating only to the residential building (pink land on drawing no. SK_133 D01)

28. The residential building hereby permitted shall be carried out in accordance with the following approved drawings:-

S_01 P1

MP_01 P1, 02 P1, 03 P1, 04 P1, 05 P1

BA_00 P1, 01 P1, 02 P1, 03 P1, 04 P1, 05 P1, 06 P1

BE_00 P1, 01 P1

BX_00 P1

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

29. No development works shall commence on the residential building until a construction environmental management plan has been submitted to and approved by the Local Planning Authority. The plan shall include measures recommended within the submitted Air Quality Assessment dated May 2017 by WSP Parsons Brinckerhoff and measures to mitigate the impacts of noise and vibration on the properties adjoining the site.

Reason: To protect the amenities of surrounding occupiers during construction works.

30. No development shall commence on the residential building until an archaeological written scheme of investigation has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and
1. The programme and methodology of site investigation and recording;
 2. The programme and methodology of site investigation and recording as suggested by the archaeological evaluation;
 3. The programme for post investigation assessment;
 4. Provision to be made for analysis of the site investigation and recording;
 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation;
 6. Provision to be made for archive deposition of the analysis and records of the site investigation;
 7. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

The development shall only be carried out in accordance with the programme of archaeological works set out in the approved Written Scheme of Investigation.

Reason: This is a pre-commencement condition to ensure that any archaeological remains are properly recorded, in accordance with Policy UD2 of the Watford Local Plan Core Strategy 2006-31. This needs to take place

before development commences in order to ensure any remains present are not damaged or destroyed before they are recorded.

31. The development of the residential building shall be carried out in accordance with Flood Risk Assessment prepared by Aecom dated 27 April 2017 and the following mitigation measures as detailed within the surface water drainage strategy for the southern part of the site:
- The scheme must provide sufficient source control and storage to accommodate the 1:30 year rainfall event in conjunction with the 1:30 year modelled river levels for all the storm water remains within the system without flooding.
 - The piped network and SuDS system should provide as a minimum 305 m³ of storage.
 - The runoff from the site will be restricted by flow controlled devices at 6.1 l/s for the northern outfall.
 - Adequate management treatment train is to be provided by a combination of below and above ground SuDS to ensure water quality as shown on the drawings 40-02 P4 Preliminary Residential Surface Water Drainage Strategy and 3071-S110A Proposed SW Drainage GA (1)
 - Emergency flood plan and any required mitigation measures will be implemented to ensure the safety of the future site users.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To ensure that the proposed development site can be adequately drained and prevent the increased risk of flooding, both on and off site.

32. No development of the residential building shall take place until a final detailed drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full detailed engineering drawings of the design of all the proposed SuDS measures, in line with the latest edition of the SuDS Manual by CIRIA.

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To ensure that the proposed development site can be adequately drained and prevent the increased risk of flooding, both on and off site.

33. Upon completion of the drainage works in the southern part of the site, an updated management and maintenance strategy for the all the SuDS features and structures must be submitted and shall include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To ensure that the proposed development site can be adequately drained and prevent the increased risk of flooding, both on and off site.

34. No development works shall commence on the residential building until a detailed scheme for the provision of mains water services to serve the development, including, where necessary, fire hydrants, has been submitted to and approved in writing by the Local Planning Authority. No occupation of the development shall take place until the approved mains water scheme has been provided in full.

Reason: In order to ensure adequate mains water services, and in particular fire hydrants, are provided to serve the development.

35. The development of the residential building shall be carried out in accordance with the approved flood risk assessment (FRA) (Former Gas Works dated April 2017 by Aecom) and the compensatory flood storage measures detailed within the FRA. The mitigation measures shall be fully implemented prior to occupation of the residential building and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To prevent flooding on site and elsewhere by ensuring that compensatory storage of flood water is provided.

36. No external facing materials shall be installed on the residential building until full details and samples of all the materials to be used for the external surfaces of the building have been submitted to and approved in writing by the Local Planning Authority.

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.

37. No external facing materials shall be installed on the residential building until a noise mitigation scheme for all the proposed residential dwellings, based upon the recommendations of the Noise Assessment Report by Cole Jarman dated 12th May 2017 (Ref. 17/0238/R1), has been submitted to and approved by the Local Planning Authority. The scheme shall include the details and specifications of the sound reduction performance of all glazed and non-glazed elements of the building facades. No dwelling shall be occupied until the approved mitigation measures have been installed in full, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure good indoor ambient noise levels are achieved in accordance with BS 8233:2014 for the future occupiers of the dwellings.

38. No external facing materials shall be installed on the residential building until the specification of a mechanical air supply/extract system for each of the residential dwellings, based upon the recommendations of the Noise Assessment Report by Cole Jarman dated 12th May 2017 (Ref. 17/0238/R1), has been submitted to and approved in writing by the Local Planning Authority. The system must be capable of providing background and rapid ventilation for cooling with the windows of the dwellings being closed. The system must not compromise the sound insulation of the façades. Details of the siting of any air intake, extraction units, and other mechanical equipment serving this system that are likely to give rise to noise should be submitted, along with details of noise attenuation measures to be incorporated to ensure these units do not give rise to a noise nuisance. No dwelling shall be occupied until the approved mitigation measures have been installed in full, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure good indoor ambient noise levels and adequate ventilation are achieved in accordance with BS 8233:2014 for the future occupiers of the dwellings.

39. No part of the residential building shall be occupied until a detailed hard landscaping scheme for the southern part of the site, including details of the site boundary treatments and external lighting, has 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 Landscape Statement dated April 2017 by LDA Design and shall include the western bank of the River Colne.

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

40. No part of the residential building shall be occupied until a detailed soft landscaping scheme for the southern part of 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 Landscape Statement dated April 2017 by LDA Design and shall include the western bank of the River Colne. The approved soft landscaping scheme shall be carried out not later than the first available planting and seeding season after completion of development. Any trees or plants whether new or existing which within a period of five years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, or in accordance with details approved by the Local Planning Authority.

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

41. No part of the residential building shall be occupied until the modified access junction on Lower High Street and the internal access road serving the residential building, as shown in principle on the approved drawings, have been completed in full.

Reason: In the interests of the safe operation of the site and the surrounding highway, in accordance with saved Policies T21 and SE7 of the Watford District Plan 2000.

42. No part of the residential building shall be occupied until the western bank of the River Colne adjoining the southern part of the site (between the National Grid bridge and the Lower High Street road bridge) has been re-profiled in accordance with detailed drawings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the river bank is re-profiled in accordance with the Flood Risk Assessment submitted with the application and in the interests of reducing flood risk.

43. No part of the residential building shall be occupied until the following facilities have been provided for the use of residents, in accordance with the approved drawings:
- i) the secure cycle store for at least 92 cycles;
 - ii) the bin store for waste and recycling bins;
 - iii) 88 car parking spaces.

These facilities shall be retained at all times for the use of the residential occupiers of the dwellings.

Reason: To ensure that adequate facilities exist for the future occupiers of the dwellings, in accordance with saved Policies T10 and SE7 of the Watford District Plan 2000, Policies T3 and UD1 of the Watford Local Plan Core Strategy 2006-31 and the Residential Design Guide 2016.

44. No part of the residential building shall be occupied until a detailed Travel Plan for the use, based upon the Hertfordshire County Council document 'Hertfordshire Green Travel Plan Guidance', has been submitted to and approved in writing by the Local Planning. The approved plan shall be implemented as approved at all times, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development offers a wide range of travel choices to reduce the impact of travel and transport on the environment, in accordance with Policy T3 of the Watford Local Plan Core Strategy 2006-31.

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

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

46. For the avoidance of doubt, no communications development permitted by Class B or Class C of Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 shall be undertaken on the building.

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.

Conditions relating only to Frogmore House (green hatched land on drawing no. SK_133 D01)

47. The development of Frogmore House hereby permitted shall be carried out in accordance with the following approved drawings:-

W106.002, 004, 005, 105 Rev.01, 205 Rev.01, 305 Rev.01

W106.100, 200, 300, 101, 201 Rev.01, 301 Rev.01, 401, 102, 202 Rev.01, 302 Rev.01, 402, 103 Rev.01, 203 Rev.01, 303 Rev.01, 403, 104, 204, 304

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

48. No development works shall commence on Frogmore House or within its curtilage until the tree protection measures detailed on the Tree Protection Plan by Ian Keen Limited (drg. no. 8971-KC-XX-YTREE-TPP02RevA) have been installed in full. These measures shall be retained at all times during development works, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the long term retention of these trees.

49. No development works shall commence on the Frogmore House until a detailed scheme for the provision of mains water services to serve the development, including, where necessary, fire hydrants, has been submitted to and approved in writing by the Local Planning Authority. No occupation of the development shall take place until the approved mains water scheme has been provided in full.

Reason: In order to ensure adequate mains water services, and in particular fire hydrants, are provided to serve the development.

50. No development works shall commence on Frogmore House until a historic building record of the building in its current condition has been submitted to and approved in writing by the Local Planning Authority.

Reason: The building is a Grade II* listed building and to ensure a detailed record of the building in its existing condition is produced.

51. No part of Frogmore House shall be occupied until a detailed hard and soft landscaping scheme for the garden area and land within the curtilage of the building, and a landscape management and maintenance plan, have been submitted to and approved in writing by the Local Planning Authority. The

detailed scheme shall be based upon the Landscape Statement dated April 2017 by LDA Design. The approved landscaping scheme (hard and soft measures) shall be carried out not later than the first available planting and seeding season after completion of development. Any trees or plants whether new or existing which within a period of five years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, or in accordance with details approved by the Local Planning Authority.

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

52. No part of Frogmore House shall be occupied until the modified access junction on Lower High Street and the internal access road serving the car park to Frogmore House, as shown in principle on the approved drawings, have been completed in full.

Reason: In the interests of the safe operation of the site and the surrounding highway, in accordance with saved Policies T21 and SE7 of the Watford District Plan 2000.

53. No part of Frogmore House shall be occupied until details of the following facilities have been submitted to and approved in writing by the Local Planning Authority and provided in full:

- i) a secure and weatherproof cycle store for at least 5 cycles;
- ii) bin store for waste and recycling bins;

These facilities shall be retained at all times for the use of the occupiers of and visitors to Frogmore House.

Reason: To ensure that adequate facilities exist for the future occupiers of and visitors to Frogmore House, in accordance with saved Policies T10 and SE7 of the Watford District Plan 2000 and Policies T3 and UD1 of the Watford Local Plan Core Strategy 2006-31.

54. No part of Frogmore House shall be occupied until the 5 car parking spaces and turning area have been provided in accordance with the approved drawings. These facilities shall be retained at all times for the use of the occupiers of and visitors to Frogmore House.

Reason: To ensure that adequate facilities exist for the future occupiers of and visitors to Frogmore House.

55. Frogmore House shall only be used as offices within Class B1(a) of the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose.

Reason: The site is located within the Lower High Street Special Policy Area where the focus is on retail uses and in the interests of the historic and architectural character of the building.

Informatives

1. You are advised of the need to comply with the provisions of The Control of Pollution Act 1974, The Health & Safety at Work Act 1974, The Clean Air Act 1993 and The Environmental Protection Act 1990.

In order to minimise impact of noise, any works associated with the development which are audible at the site boundary should be restricted to the following hours:

- Monday to Friday 8am to 6pm
- Saturdays 8am to 1pm
- Noisy work is prohibited on Sundays and bank holidays

Instructions should be given to ensure that vehicles and plant entering and leaving the site comply with the stated hours of work.

Further details for both the applicant and those potentially affected by construction noise can be found on the Council's website at:
https://www.watford.gov.uk/info/20010/your_environment/188/neighbour_complaints_%E2%80%93_construction_noise.

2. This development may be considered a chargeable development for the purposes of the Community Infrastructure Regulations 2010 (as amended). The charge is non-negotiable and is calculated at the time planning permission is granted. The charge is based on the net increase of gross internal floor area of the proposed development.

A person or party must assume liability to pay the levy using the assumption of liability form 1 which should be sent to the CIL Officer, Regeneration

and Development, Watford Borough Council, Town Hall, Watford, WD17 3EX or via email (semeta.bloomfield@watford.gov.uk).

If nobody assumes liability to pay the levy this will default to the land owner. A Liability Notice will be issued in due course. Failure to adhere to the Regulations and commencing work without notifying the Council could forfeit any rights you have to appeal or pay in instalments and may also incur fines/surcharges.

3. This planning permission is accompanied by a unilateral undertaking under Section 106 of the Town and Country Planning Act 1990 to secure financial payments to Watford Council and Hertfordshire County Council, the provision of fire hydrants to serve the development, and works to Frogmore House.
4. All new developments granted planning permission and to be constructed require naming or numbering under the Public Health Act 1925. You must contact Watford Borough Council Street Naming and Numbering department as early as possible prior to commencement on streetnamenumbers@watford.gov.uk or 01923 278458. A numbering notification will be issued by the council, following which Royal Mail will assign a postcode which will make up the official address. It is also the responsibility of the developer to inform Street Naming and Numbering when properties are ready for occupancy.
5. In dealing with this application, Watford Borough Council has considered the proposal in a positive and proactive manner having regard to the policies of the development plan as well as paragraphs 186 and 187 of the National Planning Policy Framework and other material considerations, and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010, as amended. The Council entered into extensive pre-application discussions with the applicant and completed a Planning Performance Agreement for the application.
6. All works required to be undertaken on the highway network will require an Agreement with the Highway Authority. Before commencing the development the applicant shall contact HCC Highways Development Management, County Hall, Pegs Lane, Hertford, SG13 8DN to obtain their permission and requirements. This is to ensure any work undertaken in the highway is constructed in accordance with the Highway Authority's specification and by a contractor who is authorised to work in the public highway.

7. Under the terms of the Environmental Permitting Regulations a Flood Risk Activity Permit is required from the Environment Agency for any proposed permanent or enabling works or structures, in, under, over or within 8 metres of the top of the Colne, designated a 'main river'. Details of lower risk activities that may be Excluded or Exempt from the Permitting Regulations can be found at: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>. Please contact us at PSO-Thames@environment-agency.gov.uk for further information.

10.2 17/00594/LBC - 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, listed building consent be granted subject to the conditions listed below:

Section 106 Heads of Terms

- i) To secure the completion of the works to Frogmore House by a specified time in relation to the completion of the residential building.

Conditions

1. The works to which this consent relates must be begun not later than the expiration of three years beginning with the date on which this consent is granted.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, to prevent the accumulation of unimplemented listed building consents.

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

W106.002, 004, 005, 105 Rev.01, 205 Rev.01, 305 Rev.01

W106.100, 200, 300, 101, 201 Rev.01, 301 Rev.01, 401, 102, 202 Rev.01, 302 Rev.01, 402, 103 Rev.01, 203 Rev.01, 303 Rev.01, 403, 104, 204, 304

Scope of Works report (Bond Davidson)

Method Statement 1 (July 2017, job no. 145.12): Method statement for the repairs to the timber architectural features (Hutton + Rostron)

Method Statement 2 (July 2017, job no. 145.12): Method statement for the

repairs to the timber panelling (Hutton + Rostron)

Method Statement 3 (July 2017, job no. 145.12): Method statement for repair of historic plasterwork (Hutton + Rostron)

Method Statement 4 (July 2017, job no. 145.12): Method statement for the repairs to the timber staircases (Hutton + Rostron)

Photographic Survey and Repairs (August 2017) (Montague Evans)

Report on proposed structural works for renovation (May 2017, Issue 2, ref. 39906-022R) (Eastwood & Partners)

Scope of Works for Mechanical and Electrical Services (4th August 2017) (Judd Consulting (UK) Limited)

Replacement window details (3 unnumbered drawings, Mumford and Wood)

Reason: For the avoidance of doubt and in the interests of the historic and architectural significance of the building.

3. Before any work commences on site, a site meeting shall be held between the Local Planning Authority (or their nominated representative) and the persons responsible for undertaking the works to ensure that the conditions attached to the Listed Building Consent are understood and can be complied with in full.

Reason: To ensure that special regard is paid to protecting the special architectural and historic and integrity of the building under Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990.

4. Before the relevant work begins, details in respect of the following shall be approved in writing by the Local Planning Authority:

- Detailed drawings (scale 1:5) and sections (scale of 1:2) showing full details of the replacement windows including the relationship with the internal shutters and other features where relevant along with samples of the timber and the finish for the windows.
- Detailed drawings and sections showing full details of any replacement internal or external doors and a justification for their replacement.
- Details and samples of materials and finishes for new and restored sections of all timber features (including panelling, skirting, door and window architraves, picture rails, dado rails, cornices, doors, stair balusters) in the building.
- A method statement and details of materials for all repairs to and levelling of the internal floors along with samples of proposed finishes and coverings including a justification for the coverings where to be laid over the original floor boards.

- Method statement for the reinstatement of the salvaged doorcase to the western entrance.
- Detailed drawings and sections at 1:20 showing the new access ramp to the secondary entrance.
- Samples of all external materials and surface finishes to be used (including the proposed access ramp).
- Details and samples of materials to be used for new chimney pieces and boarding up of the existing fireplaces?
- Detailed drawings and material samples for the external boundary treatments; cycle and refuse stores and any other enclosures required to house external plant shall be submitted to and agreed in writing by the Local Planning Authority.
- Details showing the type, location and sample materials of all rainwater goods and vent pipes

All works shall only be carried out in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic and integrity of the building under Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990.

5. Notwithstanding the consent hereby granted, none of the interior features shall be disturbed or removed temporarily or permanently until a scheme identifying the items to be removed; arrangements for temporary secure storage; the person or body specialising in this procedure appointed by the applicant; and a timetable for their reinstatement has been submitted to and approved in writing by the Local Planning Authority. This should include the clear identification and justification of those sections of existing fabric to be replaced. The works shall only be carried out in accordance with the approved scheme.

Reason: To ensure that special regard is paid to the features relating to the special architectural interest and character so that these are reincorporated into the building.

6. The following loose items shall be retained on site or stored under cover in a secure place until their reinstatement as part of the works hereby approved:

- Timber features – including sections of coving

Reason: To ensure that specific loose architectural features or fixtures are protected in a secure place from theft, vandalism or unauthorised works during the course of works pending their reinstatement.

7. No demolition of the single storey structure which forms a later addition to the north of the listed building shall be commenced until a method statement for the demolition, including details for making good exposed areas revealed following the demolition, has been submitted to and agreed in writing by the Local Planning Authority. The demolition works shall only be carried out in accordance with the approved method statement.
Reason: In the interests of ensuring that no damage is caused to the part of the building which is to be retained.
8. No works to remove and replace the existing render shall commence until a method statement for the removal of the existing render and a specification for the new render to be used has been submitted to and approved in writing by the Local Planning Authority. This shall include details of the mortar mix, number of coats, the finish and backing material and relationship to existing finishes and openings. Sample panels shall be provided on site showing the proposed render mix and the surface texture and materials and methods approved. Approved sample panels shall be retained on site until the work is completed. The works shall only be carried out in accordance with the approved method statement.
Reason: To ensure that special regard is paid to the features relating to the special architectural interest and character of the building.
9. No works of repointing shall commence until a method statement detailing the method and extent of repointing has been submitted to and approved in writing by the Local Planning Authority. and be carried out accordingly. The works shall only be carried out in accordance with the approved method statement. No other repointing of brickwork is authorised by this consent without prior approval of the details.
Reason: To ensure that special regard is paid to the features relating to the special architectural interest and character of the building.
10. No works shall commence until full details of all internal and external lighting has been submitted to and approved in writing by the Local Planning Authority. Details should include design and dimensions, level of illumination, cable routes and method and location for fixing. The works shall only be carried out in accordance with the approved details.
Reason: To ensure that special regard is paid to the features relating to the special architectural interest and character of the building.
11. No works shall commence until full details of the position, type and method of installation of all new and relocated services and related fixtures (for the avoidance of doubt this includes communications and information

technology servicing), wherever these installations are to be visible, or where ducts or other methods of concealment are proposed, has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out only in accordance with the approved details.

Reason: To ensure that special regard is paid to the features relating to the special architectural interest and character of the building.

Informatives

1. In dealing with this application, Watford Borough Council has considered the proposal in a positive and proactive manner having regard to the policies of the development plan as well as paragraphs 186 and 187 of the National Planning Policy Framework and other material considerations, and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010, as amended.

Case Officer: Paul Baxter

Email: paul.baxter@watford.gov.uk

Tel: 01923 278284