

Committee date	5th September 2018
Application reference	18/00978/VAR
Site address	149a, 149b and land to the rear of 149 St Albans Road
Proposal	Variation of Condition 2 for alterations to the design and massing of Block B (to accommodate the 3 metre buffer zone around Thames Water sewer) pursuant to planning permission 18/00542/FULM.
Applicant	Watford Development Limited
Agent	DP9
Target decision date	5th November 2018
Statutory publicity	Press advert and site notice published 10th August 2018
Case officer	Paul Baxter (paul.baxter@watford.gov.uk)
Ward	Callowland

1. Recommendation

Approve subject to conditions and the completion of a section 106/Unilateral Undertaking, as set out in section 8 of this report.

2. Site and surroundings

- 2.1 The application site occupies approximately half of a triangular plot of land, the borders of which are the West Coast Mainline railway (which lies in a cutting), Bedford Street and the St Albans Road. Currently this area is dominated by vehicles: being occupied by several businesses that sell used cars, or that repair and service cars, or that hire vans.
- 2.2 The applicants have purchased several plots of land to make up the application site, including the yard behind 149 St Albans Road, but not including the building at 149 itself, which is a tyre fitting garage called Tyre City. The application site does not include any of Network Rail's land, which covers approximately half of the triangle: this includes operational land for track access and storage and the site of the former Railway Social Club (now demolished). The site does not include the listed former station building at 147a, St Albans Road, which was granted listed building consent under ref. 17/01414/LBC. This building remains within the applicant's ownership and remains part of the overall development scheme, but is not part of the current application.
- 2.3 The site is part of the Watford Junction Special Policy Area (SPA2) although it is separated from the main part of the SPA by the St Albans Road. This site is also part of the Nascot Conservation Area; albeit it is separated from most of

the conservation area by the mainline railway. The Conservation Area's northern edge is the houses and back gardens of Bedford Street, and it also includes The Prince George pub, Dunnings Bar, and the former Leavesden Road bus station which has recently been redeveloped as flats.

- 2.4 Further information, including the site plan and drawings, is available in the appendices to the report and on the council's [website](#).

3. Summary of the proposal

3.1 Proposal

To vary Condition 2 (approved drawings) of planning permission 18/00542/FULM to incorporate amendments to the design of Block B fronting St Albans Road, principally the south-western, western and north-western elevations. This is in order to accommodate a 3m buffer zone around a Thames Water deep sewer manhole (6m in diameter) sited towards the southern boundary of the site. The previously approved design for Block B encroaches within this buffer zone and would prevent full access to the manhole for repairs and maintenance of the sewer. Unfortunately, although consent has been given by Thames Water to build over the deep sewer, it is now a requirement that a 3m buffer be maintained around the manhole, necessitating the redesign of Block B. This requirement had not previously been requested by Thames Water.

- 3.2 The redesign of Block B has involved removing a section from the central part of the southern elevation to accommodate the buffer zone and extending the western elevation in order to maintain the amount of approved floorspace and the number of approved units in the block. This applies only to the 6 storey element of the building. The 9 storey element remains unchanged. All other aspects of the previously approved development, including the site layout and the scale and design of Blocks A, C and D, remain unchanged.

3.3 Conclusion

The revised NPPF (2018) now requires local housing needs assessment to be conducted using the standard methodology and sets out that the Local Planning Authority should apply the weighted test set out in paragraph 11 (d) unless it can demonstrate a five year supply of deliverable housing sites. The Council currently cannot demonstrate a five year supply of deliverable housing sites and therefore paragraph 11(d) should be applied, which states that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF taken as a whole.

- 3.4 The amendment to Block B will change the appearance of the southern and western elevations of Block B. However, the front elevation and the 9 storey tower element, together with the relationship of the building to St Albans Road, remain unchanged. The change to the southern elevation will principally be seen on the approach along St Albans Road from the south. These views will, in turn, be limited by existing buildings on the western side of the road and by the rise of the road over the railway bridge, which adjoins the site. In this context, it is not considered that the amendment to the design of Block B would have a significant harmful impact on the design and appearance of Block B or on the overall character and appearance of the development.

4. Relevant Policies

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

5. Relevant site history/background information

- 5.1 The following planning history is relevant to this application:

18/00542/FULM - Redevelopment of the site to provide a mixed use scheme comprising of 146 residential units (Class C3), flexible commercial units (Classes A1/A2/B1/D1/D2) and associated cycle parking, car parking, playspace, landscaping and associated works. Planning permission granted on 4th July 2018 following completion of a s.106 legal agreement.

6. Main considerations

- 6.1 The main issues to be considered in the determination of this application are:
- (a) Scale, design and impact on heritage assets.
 - (b) Quality of residential accommodation.
 - (c) Housing mix and affordable housing provision.
 - (d) Impact on surrounding properties.
 - (e) Transport and parking.
 - (f) Other issues.
- 6.2 Application ref. 18/00542/FULM was approved by the Committee at its meeting on 13th June 2018, subject to the completion of a s.106 legal agreement. The report for this application is available on the council's website. As only the design of Block B has been amended and in all other respects the approved development remains unchanged, this report will focus

only on the changes to Block B.

6.3 (a) Scale, design and impact on heritage assets

The overall design philosophy and materials for Block B remain unchanged. In order to accommodate the required buffer zone, a section has been removed from the central part of the south-western elevation measuring 13.8m wide by 6.75m deep. In order to maintain the floorspace within the building, the western elevation has been extended to the west by 3.6m (increasing the depth of the building), also increasing the length of the south-western and north-western elevations. Overall, the changes can be summarised as follows:

Block B	Consented under 18/00542/FULM	Proposed under Section 73
Frontage width	35.8m	35.8m
Depth	18.8m	22.4m (+3.6m)
SW elevation	23.7m	27.9m (+4.2m)
NW elevation	16.2m	21.3m (+5.1m)

6.3.1 Given the scale of these changes, it is not considered that they will have any harmful impact on the overall scale, massing and appearance of Block B. It will remain a large building within a high density development and although its appearance will change when viewed from the south, this will remain acceptable. The overall character and appearance of the development will not change.

6.3.2 In respect of heritage assets, the changes are considered to be minor when viewed from the Nascot Conservation Area to the south of the railway lines. The changes will barely be visible from the north (Bedford Street and beyond). The listed former station building adjoins the southern boundary of the application site and still forms part of the overall development scheme (intended to accommodate the Popes Yard Brewery). Although the overall height of the 6 storey element closest to the listed building remains unchanged, the removal of the central section of the south-western elevation to accommodate the buffer zone will create an additional area of open space between Block B and the listed building, giving it a more spacious setting than previously approved. This will be a positive benefit to the setting of the listed building.

6.4 (b) Quality of residential accommodation

The amended flat layouts now proposed in Block B will maintain the level of outlook, natural light and privacy of the previously approved flats. All flats will provide a good quality of residential amenity for future occupiers.

6.5 (c) Housing mix and affordable housing provision

The housing mix within Block B has changed slightly although the number of residential units remains unchanged. The overall number of residential units within the development remains at 146. The table below compares the approved housing mix with the proposed housing mix:

Consented under 18/00542/FULM			Proposed under Section 73		
1 Bed	62	42%	1Bed	63	43%
2 Bed	68	47%	2 Bed	66	45%
3 Bed	16	11%	3 Bed	17	12%
Total	146	100%	Total	146	100%

The affordable housing mix also remains unchanged in respect of number of units, unit size and unit tenure:

	18/00542/FULM and proposed Section 73
Tenure	No. of units
Social rent	
1 bedroom	0
2 bedroom	3
3 bedroom	3
Total	6
Affordable Rent	
1 bedroom	4
2 bedroom	12
3 bedroom	6
Total	22
Shared Ownership	
1 bedroom	1
2 bedroom	3
3 bedroom	0
Total	4
Overall Total	32
Overall %	22%
Committed sum	£0

6.6 (d) Impact on surrounding properties

The proposed changes to the design of Block B will not change the height of the 6 storey element. The 9 storey element also remains unchanged. The extension of the western elevation is towards Block A within the

development. As such, the proposed amendments to Block B will have no additional impacts on surrounding properties.

6.7 (e) Transport and parking

There are no changes to the accessibility of the site to public transport and local facilities or to car and cycle provision on the site as a result of the proposal.

6.8 (f) Other issues

The commercial unit on the ground floor of Block B has been reduced in floorspace from 368m² to 203m², principally due to the reduction in floorspace at mezzanine level (reduced from 201m² to 40m²). The ground floor remains largely unchanged.

6.8.1 Minor amendments to the approved landscaping strategy have been incorporated to accommodate the extension of the western elevation and ensure access to the manhole.

7. Consultation responses received

7.1 Statutory consultees and other organisations

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Hertfordshire County Council (Lead Local Flood Authority)	No objection.	Noted.
Hertfordshire County Council (Highway Authority)	No objection.	Noted.
Network Rail	No comments.	Noted.
Thames Water		
Crime Prevention Design Service	No comments.	Noted.
Thames Water	No comments received.	

7.2 Internal Consultees

Name of Internal Consultee	Comment	Officer Response
Arboricultural Officer	No comments.	Noted.
Housing	No comments received.	

Waste and recycling	No comments.	Noted.
Planning Policy	No comments received.	
Environmental Health	No comments.	Noted.

7.3 Representations received from interested parties

At the time of preparing this report, no replies had been received. Any replies will be reported to Committee.

8. Recommendation

That, pursuant to a planning obligation under section 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 the affordable housing units in Building C comprising 6 units for social rent (3 x 2 bed and 3 x 3 bed), 22 units for affordable rent (5 x 1 bed, 11 x 2 bed and 6 x 3 bed) and 4 units for intermediate tenures (1 x 1 bed and 3 x 2 bed).
- ii) To secure an agreement with a car-club operator to provide car clubs operating on the site for at least three years from the first occupation of the development. The agreement is to include free car club membership for 3 years for residents of the development and a £50 drive credit for each resident.
- iii) A financial contribution of £2,000 towards the amendment of the local Traffic Regulation Order in the streets to the south of the site, and also in Bedford Street, to exclude the residents of the development from entitlement to residents' permits to park in those Controlled Parking Zones.
- iv) A financial contribution of £45,000 towards 2 public consultations (one to be held during construction of the development and the other to be held after occupation of the development) into a proposal to introduce a new Controlled Parking Zone to the north of the site; and, in the event that the public response is favourable, towards the implementation of such a Controlled Parking Zone. In the event that the public responses are both negative the developer will be entitled to a 10% rebate.

- v) The provision of such fire hydrants as may be required by Hertfordshire Fire Service to serve the proposed development.
- vi) A financial contribution towards the planting of street trees outside the site on St Albans Road, subject to the agreement of Hertfordshire County Council (the Highway Authority) and subject to the locations not conflicting with immovable subterranean services. The contribution to be £1,000 per tree, up to a maximum of £4,000 in total.
- vii) A financial contribution of £10,000 towards the installation of LED lighting in the neighbouring public pedestrian underpass beneath St Albans Road, to improve public safety and amenity.
- viii) A financial contribution of £6,000 to Hertfordshire County Council for monitoring of the Travel Plan for the site.

Conditions

1. The development to which this permission relates shall be begun before 4th July 2021.

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 and planning permission ref. 18/00542/FULM.

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

Drawing L/S/001/17157/PGA01 PL02 by BBUK
Drawing L/S/002/17157/PGA02 PL01 by BBUK
Drawing L/S/003/17157/PH03 PL02 by BBUK
Drawing L/S/004/17157/PH04 PL01 by BBUK
Drawing L/S/005/17157/PP05 PL02 by BBUK
Drawing L/S/006/17157/PP06 PL01 by BBUK
Drawing L/S/007/17157/PTR07 PL01 by BBUK
Drawing L/DE/401/17157/D01 PL01 by BBUK
Landscape Statement L/RPT/17157/LS PL01 by BBUK
Drawing 1624-LS-S-XX-DR-A-000-P1 by Lynas Smith
Drawing 1624-LS-S-XX-DR-A-001-P2 by Lynas Smith
Drawing 1624-LS-S-LG-DR-A-1100-P3 by Lynas Smith
Drawing 1624-LS-S-00-DR-A-1100-P3 by Lynas Smith

Drawing 1624-LS-S-05-DR-A-1100-P3 by Lynas Smith
Drawing 1624-LS-S-10-DR-A-1100-P3 by Lynas Smith
Drawing 1624-LS-S-20-DR-A-1100-P2 by Lynas Smith
Drawing 1624-LS-S-30-DR-A-1100-P2 by Lynas Smith
Drawing 1624-LS-S-40-DR-A-1100-P2 by Lynas Smith
Drawing 1624-LS-S-50-DR-A-1100-P2 by Lynas Smith
Drawing 1624-LS-S-60-DR-A-1100-P2 by Lynas Smith
Drawing 1624-LS-S-70-DR-A-1100-P2 by Lynas Smith
Drawing 1624-LS-S-80-DR-A-1100-P2 by Lynas Smith
Drawing 1624-LS-S-90-DR-A-1100-P2 by Lynas Smith
Drawing 1624-LS-S-100-DR-A-1100-P2 by Lynas Smith
Drawing 1624-LS-S-RP-DR-A-1100-P2 by Lynas Smith
Drawing 1624-LS-S-XX-DR-A-1200-P1 by Lynas Smith
Drawing 1624-LS-S-XX-DR-A-1201-P1 by Lynas Smith
Drawing 1624-LS-S-XX-DR-A-1202-P1 by Lynas Smith
Drawing 1624-LS-S-XX-DR-A-1300-P2 by Lynas Smith
Drawing 1624-LS-S-XX-DR-A-1301-P2 by Lynas Smith
Drawing 1624-LS-S-XX-DR-A-1302-P2 by Lynas Smith
Drawing 1624-LS-A-XX-DR-A-1500-P2 by Lynas Smith
Drawing 1624-LS-A-XX-DR-A-1501-P2 by Lynas Smith
Drawing 1624-LS-A-XX-DR-A-1502-P1 by Lynas Smith
Drawing 1624-LS-A-XX-DR-A-1503-P1 by Lynas Smith
Drawing 1624-LS-A-XX-DR-A-1504-P1 by Lynas Smith
Drawing 1624-LS-A-XX-DR-A-1505-P1 by Lynas Smith
Drawing 1624-LS-A-XX-DR-A-1506-P1 by Lynas Smith
Drawing 1624-LS-B-XX-DR-A-1500-P3 by Lynas Smith
Drawing 1624-LS-B-XX-DR-A-1501-P3 by Lynas Smith
Drawing 1624-LS-B-XX-DR-A-1502-P2 by Lynas Smith
Drawing 1624-LS-B-XX-DR-A-1503-P2 by Lynas Smith
Drawing 1624-LS-B-XX-DR-A-1504-P2 by Lynas Smith
Drawing 1624-LS-C-XX-DR-A-1500-P1 by Lynas Smith
Drawing 1624-LS-C-XX-DR-A-1501-P1 by Lynas Smith
Drawing 1624-LS-C-XX-DR-A-1502-P1 by Lynas Smith
Drawing 1624-LS-D-XX-DR-A-1500-P1 by Lynas Smith
Drawing 1624-LS-D-XX-DR-A-1501-P1 by Lynas Smith
Drawing 1624-LS-A-XX-DR-A-1800-P1 by Lynas Smith
Drawing 1624-LS-A-XX-DR-A-1801-P1 by Lynas Smith
Drawing 1624-LS-A-XX-DR-A-1802-P1 by Lynas Smith
Drawing 1624-LS-B-XX-DR-A-1800-P2 by Lynas Smith
Drawing 1624-LS-B-XX-DR-A-1801-P2 by Lynas Smith
Drawing 1624-LS-B-XX-DR-A-1802-P2 by Lynas Smith
Drawing 1624-LS-B-XX-DR-A-1803-P2 by Lynas Smith
Drawing 1624-LS-C-XX-DR-A-1800-P1 by Lynas Smith

Drawing 1624-LS-C-XX-DR-A-1801-P1 by Lynas Smith
Drawing 1624-LS-D-XX-DR-A-1800-P1 by Lynas Smith
Schedule 1624-LS-S-XX-SH-A-501-P2 by Lynas Smith
Schedule 1624-LS-S-XX-SH-A-504-P1 by Lynas Smith
Schedule 1624-LS-S-XX-SH-A-505-P1 by Lynas Smith
Schedule 1624-LS-S-XX-SH-A-506-P1 by Lynas Smith

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

3. No development shall commence (unless such other date or stage in development as may be agreed in writing with the Local Planning Authority), until the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
 - i) A 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
 - 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. This should include an assessment of the potential risks to: human health, property (existing or proposed) including buildings and service lines and pipes, adjoining land, ground waters and surface waters, and ecological systems.
 - iii) The site investigation results and the detailed risk assessment (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 (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 express consent of the local Planning Authority. The scheme shall be implemented as approved.

The above must be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

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

4. No construction works shall commence until a verification report demonstrating completion of the works set out in the approved remediation strategy (see Condition 3 above) and the effectiveness of the remediation has been 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: This is a pre-commencement condition to verify that all contamination has been successfully removed from site following all remediation works in the interests of the health of the future occupiers of the site, in accordance with Policy SE24 of the Watford District Plan 2000.

5. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition 3, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 3, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority in accordance with Condition 4.
6. The development permitted by this planning permission shall be carried out in accordance with the approved Drainage Strategy and SuDS Statement (Job Number 2170485, Revision P4, dated 27/04/2018)

prepared by Elliottwood, and the following mitigation measures detailed within the drainage strategy:

- i) Providing attenuation to ensure no increase in surface water run off volumes for all rainfall events up to and including the 1 in 100 year + climate change event.
- ii) Implementing appropriate drainage strategy based on attenuation and discharge into Thames Water surface water sewer including SuDS features as indicated on drawing No. 2170485-EW-00-L00-DR-C-1002 Rev.P3 – Proposed Below Ground Drainage Strategy – Northern Site, drawing No. 2170485-EW-00-L00-DR-C-1000 Rev.P5 – Proposed Below Ground Drainage Strategy – Main Site Sheet 1 of 2 and No. 2170485-EW-00-L00-DR-C-1001 Rev.P3 – Proposed Below Ground Drainage Strategy – Main Site Sheet 2 of 2.
- iii) Limiting surface water discharge off the site at a maximum allowable rate of 5.0 l/s for the 1 in 100 year plus 40% for climate change event.

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

Reason: To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site; and to reduce the risk of flooding to the proposed development and future occupants.

7. No development shall take place above the level of the damp-courses until the final design of the drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- i) Detailed engineered drawings of the proposed SuDS features including their, size, volume, depth and any inlet and outlet features including any connecting pipe runs and all corresponding calculations/modelling.

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

8. No construction work shall take place above the level of the damp-course until full details of the external materials, together with detailed 1:20 vignette drawings of the full height elevation and sections of part

of each of the main elevations, for the new buildings shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that high quality materials are used, which are sympathetic to the character of the Nascot Conservation Area in which the site is located, pursuant to Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

9. No construction work shall take place above the level of the damp-course until a noise mitigation scheme for each of the residential dwellings, based upon the recommendations of the Noise Exposure Assessment (Report 12653-NEA-01 RevB dated 20 April 2018) by Clement Acoustics, 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, acoustic ventilators and mechanical ventilation systems. An updated noise assessment shall be submitted to demonstrate that the proposed measures achieve the required internal noise levels. 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.

10. No occupation of any dwelling or commercial unit forming part of the development shall take place (unless otherwise agreed in writing by the Local Planning Authority as part of a phasing of the development) until the existing vehicular access on St Albans Road has been upgraded, and all other pedestrian accesses in to the development site have been provided, as indicated in principle on the approved drawings.

Reason: To ensure safe and convenient access into the site for vehicles, cyclists and pedestrians in the interests of public safety.

11. No part of the development shall be occupied until a detailed Travel Plan for the development, 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.

12. No dwelling shall be occupied until a detailed landscaping scheme for all the land within the site (based upon the Landscape Statement by BBUK Landscape Architecture) has been submitted to and approved in writing by the Local Planning Authority. This shall include details of the roof garden on Building B and the children's play-space with its equipment. The approved landscaping scheme shall be carried out not later than the first available planting and seeding season after completion of development. Thereafter the landscaping and the children's play space shall be retained. 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 such other details as shall have been approved in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity of the site, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31, and to ensure that residents of the new dwellings will have the use of suitable space for outdoor recreation.

13. The development shall not be occupied until the proposed car parking spaces (including those which are to serve car club vehicles) and the bicycle storage spaces (sufficient for a minimum of 146 cycles) have been provided as shown on the approved drawings. The 4 surface level parking spaces and at least 6 of the basement car parking spaces shall be reserved specifically for electrically powered car club vehicles, and they shall be equipped with active charging posts. Of the approved car parking spaces, at least 2 shall be reserved for the vehicles of residents or staff of the development who are registered disabled. No parking spaces shall be installed other than those that are shown on the approved plans, unless approved in writing by the Local Planning Authority.

Reason: The development is essentially car-free and to ensure residents have access to environmentally friendly vehicles for personal use and to encourage cycling as a sustainable mode of travel. The provision of additional parking spaces is likely to compromise the quality of the open spaces within the development.

14. The development shall not be occupied until the refuse stores to serve the development have been provided as shown on the approved drawings.

Reason: To ensure that adequate facilities are provided for the hygienic storage of waste, and that no harm will be caused to the visual amenity of the site, pursuant to saved Policy SE7 of the Watford District Plan 2000 and Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

15. The development shall not be occupied until a dedicated office has been provided on the ground floor of Block B, as shown on the approved plans, or in such other location as has been agreed in writing by the Local Planning Authority, for a concierge service. No dwelling shall be occupied until the concierge service has been provided. The concierge service shall be retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the orderly management of the development, to deter and prevent antisocial behaviour, crime, noise nuisance, and inappropriate parking; for the proper storage and collection of refuse, receipt of deliveries on behalf of residents, and management of the two car clubs that are to be operated within the site.

16. No dwelling shall be occupied until details of a communal terrestrial television aerial(s) and satellite dish(es) for each building 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.

17. 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.

18. The ground floor commercial unit shall only be used for purposes within Classes A1, A2, B1(a), D1 and D2 of the Town and Country Planning

(Use Classes) Order 1987 (as amended) and for no other purposes, unless otherwise approved in writing by the Local Planning Authority.

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

19. All plant and equipment shall only be sited within the designated plant rooms shown on the approved drawings. No plant or equipment shall be installed externally within the site or on the external facades of the buildings 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.

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 2015.
2. This permission does not remove the need to obtain any separate consent, which may be required under the Buildings Act 1984 or other building control legislation. Nor does it override any private rights which any person may have relating to the land affected by this decision. To find more information and for advice as to whether a Building Regulations application will be required please visit www.watfordbuildingcontrol.com.
3. This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under, above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc Act 1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters. A

free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government at

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/393927/Party_Wall_etc_Act_1996_-_Explanatory_Booklet.pdf

4. You are advised of the need to comply with the provisions of The Control of Pollution Act 1974, The Health and 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
5. This planning permission is accompanied by a planning obligation in the form of a Section 106 agreement, which is binding upon the owners and their successors in title.
6. The applicants are reminded that works affecting the public highway, including any alterations to the existing vehicular access to the site, will require a separate agreement with Hertfordshire County Council (the Highway Authority) under Section 278 of the Highways Act 1980.
7. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures
<https://developers.thameswater.co.uk/Developing-a-largesite/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

8. The developer is advised to meet the standards of the Secured By Design scheme, which can reduce levels of burglary and other crime in new developments. Further information is available from Hertfordshire Constabulary's Crime Prevention Design Service.