

<b>Committee date</b>	Wednesday, 1 July 2020
<b>Application reference</b>	20/00249/VAR
<b>Site address</b>	Watford Laundry site 45 - 69 Sydney Road Watford
<b>Proposal</b>	Variation of condition 2 of planning permission 18/00803/FULM to add an additional 21 units comprising 5No. x 1 bedroom flats, 15No. x 2 bedroom flats and 1No. x 3 bed flat.
<b>Applicant</b>	Weston Homes Plc
<b>Agent</b>	None
<b>Type of Application</b>	Variation of condition
<b>Reason for committee Item</b>	Relates to a Major Full Planning Permission
<b>Target decision date</b>	15 <sup>th</sup> July 2020
<b>Statutory publicity</b>	Site notice and advertisement in local paper
<b>Case officer</b>	Alice Reade, alice.reamde@watford.gov.uk
<b>Ward</b>	Holywell

## 1. Recommendation

Approve subject to the section 106 heads of terms and conditions as set out in section 8 of this report.

## 2. Site and surroundings

- 2.1 The site of 1 hectare is positioned between Sydney Road to the north and railway line to the south. The site formerly contained the former Watford Laundry building and 7 detached and semi-detached houses on the south side of Sydney Road. These buildings have been demolished and the site has been undergoing decontamination works under the commenced planning permission 18/00803/FULM.
- 2.2 The site includes significant ground level changes with land rising to the east and south east corner.
- 2.3 Adjacent to the east of the site are the industrial and commercial premises of Nos 1-43 Sydney Road. This site has planning permission for residential development (Ref 18/00842/FULM). Opposite the site to the north are terrace properties of Sydney Road and the 'Wemco' site which is currently commercial/industrial has although it benefits from planning permission (Ref 18/00269/FULM) for residential development to include a 4 storey building fronting onto Sydney Road.
- 2.4 The remainder of Sydney Road is predominantly residential with two storey

terraces bordered by the site and two storey semi-detached houses on the opposite side of Sydney Road. The west end of Sydney Road includes 3 and 4 storey residential flats.

- 2.5 The site is within a predominantly residential area and is not within an allocated employment area. There are parking restrictions, including a residential Controlled Parking Zone along the roads within the vicinity of the site. The site is not within a conservation area and there are no listed or locally listed buildings within or adjoining the site.

Further information is available in the appendices to the report and on our [website](#).

### **3. Summary of the proposal**

#### **3.1 Proposal**

The variation seeks to enlarge Blocks D and F with 2 floors added to each block and an extension to the 6<sup>th</sup> floor of each building. The blocks would become 11 and 13 storey buildings. The additional floors and partial extension of a lower floor will create an additional 21 dwellings increasing the development overall from 227 to 248 dwellings. The dwellings proposed will comprise 5No. x 1 bedroom flats, 15No. x 2 bedroom flats and 1No. x 3 bed flat.

- 3.2 The variation includes an additional 7 units within Block B already approved as market units to become affordable housing units and is a provision compliant with the aspirations of policy HS3. The affordable housing provision for the site overall will increase from 19 to 26 homes. All affordable units are to be social or affordable rented which is a preferential tenure mix.

- 3.3 The layout, position, design, landscaping and parking of the development are unchanged.

#### **3.4 Conclusion**

The design, height and massing of the amended development is considered to be acceptable. The additional height and massing to Blocks D and F would be comfortably accommodated within the site and context.

- 3.5 The new dwellings would have suitable residential amenity with the communal gardens, parking and service areas as already approved. The increased height would create no notable impact to the amenity of the surrounding occupiers. The proposed amendments would not create significant new highway impacts.

- 3.6 The additional dwellings are accompanied by a provision of 7 additional units for affordable housing which is compliant with respect of policy HS3. The dwellings provide a preferential tenure mix comprising all social and affordable rented units.
- 3.7 The additional development under the proposed variation of condition 2 is supported and conditional planning permission is recommended. The conditions as recommended include amendments and updates to conditions where relevant.

#### **4. Relevant policies**

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

#### **5. Relevant site history/background information**

- 5.1 Planning Permission 18/00803/FULM was granted on 21.12.2018 for the demolition of the existing commercial and residential buildings on site and development as follows:
- i) Residential development within 8 apartment blocks of 3 to 11 storeys in height
  - ii) To contain 227 apartments
  - iii) Car parking for 160 cars
  - iv) Associated landscaping works and other development
  - v) Affordable housing of 19 units in Block B - comprising 11 no. Affordable rented units (3 no. 1B2P, 2no. 2B3P, 2no 2B4P, 1no. 3B 4P and 3no. 3B5P) and 8 no. Social rented units (2 no. 3B4P and 8 no. 3B5P)
- 5.2 The planning permission has had its description amended by a non-material amendment (Ref. 20/00247/NONMAT) to:
- Proposed redevelopment of the site to provide residential units in 8 blocks of varying heights, together with car parking spaces (including car club and accessible provision); communal landscaped amenity areas, secure cycle parking and other associated development.*
- This less specific description has subsequently allowed for consideration of variations to the development in accordance with the court of appeal findings of the case of *Finney v Welsh Minsters* [2019] EWCA Civ 186 (5<sup>th</sup> November 2019) which determined that a s73 application cannot vary a development beyond its description.
- 5.3 Other applications relating to this permission are as follows:

<u>App Number</u>	<u>Proposal</u>	<u>Decision and Date</u>
19/00525/NONMAT	Non-Material Amendment to planning permission 18/00803/FULM for minor changes to plans and elevations for Block A, B and C.	Granted 10.07.2019
19/00783/NONMAT	Non-material amendment to planning permission 18/00803/FULM for the updated revision of the Energy Strategy	Granted 11.09.2019
19/01187/NONMAT	Non-material amendment to planning permission 18/00803/FULM for Condition 5 (Verification Report) and addition of Condition 17 phasing plan	Granted 05.12.2019
19/01303/NONMAT	Non-material amendment to planning permission 18/00803/FULM for minor amendments to materials for blocks D E F G and H and internal layouts	Granted 05.12.2019
19/01468/DISCON	Details submitted for Condition 7 (external materials) pursuant to planning permission 18/00803/FULM	Discharge of Condition 24.03.2020
20/00073/DISCON	Details submitted for condition 3 (surface water drainage) pursuant to planning permission 18/00803/FULM	Discharge of Condition 19.03.2020
20/00075/NONMAT	Non-material amendment to planning permission 18/00803/FULM for the re-wording of condition 4 (surface water drainage) to allow reference of an updated report.	Refused 19.03.2020
20/00247/NONMAT	Non-material amendment to planning permission 18/00803/FULM to change the development description.	Granted 19.03.2020

20/00338/DISCON	Details submitted for Condition 3 (surface water drainage) pursuant to planning permission 18/00803/FULM	Granted 11.05.2020
20/00367/DISCON	Details submitted for Condition 8 (Hard Landscaping Scheme) and Condition 9 (Soft Landscaping Scheme) pursuant to planning permission 18/00803/FULM	PENDING
20/00368/DISCON	Details submitted for Condition 12 (Satellite Positions) pursuant to planning permission 18/00803/FULM	Granted 15.06.2020

## 6. Main considerations

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

- (a) Scale and design
- (b) Quality of residential accommodation
- (c) Impact on neighbouring properties
- (d) Parking and highway impacts
- (e) Affordable housing and unit mix
- (f) Environmental matters

6.2 (a) Scale and design

The external layout of the site is unchanged. The development seeks to add an additional 2 floors to Blocks D and F which follow the same internal floor plate and external detailing of the buildings as approved. Owing to the position of the taller buildings at the rear of the site and good spacing of the buildings, the massing would not present as significantly different from that approved and would remain visually comfortable within the site.

6.3 There is also an extant permission approved at the adjacent site at 1-43 Sydney Road. This permission is not yet implemented however the two adjacent schemes have been approved with spacing, height and arrangement that creates cohesion and consistent rhythms particularly on the Sydney Road frontage and the south side adjacent to the railway. Along the south side, the existing scheme creates 6 taller elements which due to height and ground levels peak in height in the middle of the group at Blocks D and F. The proposed addition of height to the centrally positioned blocks at D and F will

indeed further amplify this crescendo and retain the successful appearance of the group.

6.4 (b) Quality of residential accommodation

The proposal will provide an additional 21 flats. All will comply with the minimum floorspace requirements set out in the nationally described space standards. All will have suitable levels of outlook, natural light and privacy.

6.5 The communal amenity areas as approved for the 227 dwellings are retained and provide approximately 2400sqm of communal amenity areas. This area is below the requirement of 3740sqm for the communal space for the 248 dwellings as stated in section 7.3.23 of the RDG, however, as previously determined, these areas are laid out as useable, functional spaces with areas that will allow for good landscaping and good natural surveillance. The landscaping also includes a well laid out children's play area adjacent to Block B. This approved communal area would be sufficient to also serve the additional 21 dwellings. It is also noted that all dwellings would also have private terraces or balconies.

6.6 The existing accesses, bin storage and servicing for the development is unchanged and would remain appropriate in supporting the additional dwellings.

6.7 (c) Impact on neighbouring properties

The increased height of blocks D and F will result in the infringement of the 25 degree line taken from the front windows of the existing houses on the opposite side of Sydney Road. The submitted Sunlight and Daylight Assessment does however demonstrate that the light to these dwellings would experience a negligible affect from the increased height of blocks D and F.

6.8 (d) Parking and highway impacts

The access, parking and transport arrangements for the site are unchanged. The approved 167 car parking spaces are retained and in now serving 248 dwellings. The car parking ratio therefore reduces from 73% as approved to 67%. Due to the accessibility of the site and the restriction of on road parking permits, this car light approach remains acceptable to avoid increased traffic congestion and to encourage use of sustainable transport option

6.9 (e) Affordable housing and unit mix

*Housing Mix*

The development proposes 5No. x 1 bedroom flats, 15No. x 2 bedroom flats and 1No. x 3 bed flats. This is an appropriate mix for the site in accordance

with policy HS2 of the Watford Local Plan Part 1 and is consistent with the housing mix of the scheme as approved. The housing mix as approved is shown in figure 1 below along with the new housing mix figures with the proposed uplift shown in red).

Size	Approved Housing Size Mix		Proposed Uplifted Provision	
	Private Housing	Affordable Housing	Private Housing	Affordable Housing
<b>1-bedroom</b>	45 (22%)	3 (16%)	<b>49 (22%)</b>	<b>4 (15%)</b>
<b>2-bedroom</b>	131 (63%)	4 (21%)	<b>144 (65%)</b>	<b>6 (23%)</b>
<b>3-bedroom</b>	32 (15%)	12 (63%)	<b>29 (13%)</b>	<b>16 (62%)</b>
<b>Total</b>	208	19	<b>222</b>	<b>26</b>

Figure 1- Approved housing size mix with proposed uplift (Figure 7 of Planning Statement)

#### 6.10 *Affordable Housing*

Policy HS3 of the Watford Local Plan Core Strategy requires 35% provision of affordable housing in schemes of 10 or more units with a tenure mix of 20% Social rent, 65% Affordable rent and 15% shared ownership. As such, the development of 21 units should provide 7.3 affordable units.

6.11 This is provided with an additional 7 units of Block B which were approved as market units however are now being offered as affordable housing comprising 1 x 1bed, 2 x 2 bed and 4 x 3 bed.

6.12 Due to the rounding down to 7 units, the 7 affordable units with 21 market units represents 33% by unit number and 34% by habitable room. This calculation is marginally below the 35% to allow for the rounding however it is noted that the scheme offers a tenure mix beneficial to the Council and of more value than the tenure mix stated in policy HS3. Specifically, the affordable units are all affordable rent and social rent, including 3 x 3-bedroom social rented homes. This is considered preferential in terms of meeting the Council's housing need for affordable and social rented family sized accommodation and is supported by the housing officers.

6.13 The position and access to the new affordable housing is to be shared with the social and affordable rent units already secured in Block B. This will allow a practicable arrangement for the future management of the affordable provision.

6.14 It is noted that the affordable housing offer of the original development of 227 units was below the policy aspirations of HS3. However, this was

supported with a viability assessment at the time and is unchanged. With the additional development, the overall development provision increases from 19 to 26 units which is an increase from 8.4% to 10.5% by unit number for the site overall. Although this remains below 35%, it is noted as being of a tenure mix more beneficial to the Council than the tenure mix of policy HS3 and it is again noted that the affordable housing of the original scheme remains supported by a viability assessment. As the additional development of 21 units subject to this variation application is policy compliant in its own right, no further viability review is required.

#### 6.15 (f) Environmental matters

The external layout of the site and development is unchanged. All environmental matters including decontamination, surface water management, ecology and landscaping are unchanged from the original permission and remain acceptable subject to the conditions previously imposed.

## 6 Consultation responses received

### 7.1 Statutory consultees and other organisations

Consultee	Comment Summary	Officer Response
HCC Lead Local Flood Authority	No change to surface water matter- no objection.	Noted
HCC Highways	No objection	Noted
HCC Waste and Minerals	Waste Matters are a material planning consideration.	Noted
Environment Agency	No comments	No changes to layout/groundworks
Crime advisor	No objection	Noted
Transport for London	No objection	Noted
Herts Ecology	No change to ecology matters	Noted
Network Rail	Note to developer	Noted
Thames Water	Note to developer	Noted
HCC Growth and infrastructure	CIL is applicable.	Noted
HCC Fire service	No comments received	Noted

### 7.2 Internal Consultees



<b>Consultee</b>	<b>Comment Summary</b>	<b>Officer Response</b>
Waste and recycling	Amended requirements provided	Noted
Tree officer	No objection	Noted
Housing service	The affordable housing provision, dwelling size and tenure mix is supported	Noted
Environmental Health	No comments	No issues foreseen
Contamination officer	No objections	Noted

### 7.3 Interested parties

The application was advertised in the Watford Observer by a public notice on 8<sup>th</sup> May 2020. Site notices were also posted outside the site on 1<sup>st</sup> May 2020. Letters were sent to 193 properties in the surrounding area. Responses have been received from 4 properties. The main comments are summarised below, the full letters are available to view online:

<b>Comments</b>	<b>Officer response</b>
Overdevelopment on the road	It is again noted that there is transformational change along this road with old and poor industrial buildings being redeveloped for housing. The area is however sustainable and this additional development is acceptable as set out in the report.
Previous objections have been ignored	All previous objections have been considered by officers and members of the development management committee. The developments have however been found to comply with local and national planning policy and guidance and permissions have been granted.
An additional 2 cars per flat will create high way issues	The car parking provision on site has not increased from 167. All dwellings will be excluded from parking in the surrounding roads which are for resident permits only. As such, the development does not facilitate cars beyond those accommodated in the 167 parking spaces.
No infrastructure – schools,	The development would secure community

health, transport	infrastructure levy (CIL), a financial contribution towards infrastructure investments to support the development. CIL is calculated on the basis of floorspace and therefore the CIL contribution would increase as a result of the proposed amendment.
'Adequate' light for the new dwellings is not sufficient	The Sunlight and daylight assessments are carried out in accordance with national BRE standards and these have been found to be acceptable.

## 7 Recommendation

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

### Section 106 Heads of Terms

- i) To secure 7 units on the third floor of Block B of the development to be Affordable Housing units comprising 4 no. Affordable rented units (1 no. 1B2P, 1no. 2B3P, 1no. 2B4P, 1no. 3B 4P) and 3 no. Social rented units (3 no. 3B5P);

### Conditions

1. Omitted - development under 18/00803/FULM has commenced and so time limit is not required.
2. The development hereby permitted shall be carried out in accordance with the following approved drawings:-
  - WH200-19-P-05.101 RevP1, Site Location Plan;
  - WH200-19-P-10.101 RevP1, Existing Site Plan;
  - WH200-19-P-25.199 RevP2, Lower Ground Floor;
  - WH200-19-P-25.200 RevP2, Ground Floor Plan;
  - WH200-19-P-25.201 RevP2, 1st Floor Plan;
  - WH200-19-P-25.202 RevP2, 2nd Floor Plan;
  - WH200-19-P-25.203 Rev P2, 3rd Floor Plan;
  - WH200-19-P-25.204 Rev P2, 4th Floor Plan;

WH200-19-P-25.205 Rev P2, 5th Floor Plan;  
WH200-19-P-25.206 Rev P2, 6th Floor Plan;  
WH200-19-P-25.207 Rev P2, 7th Floor Plan;  
WH200-19-P-25.208 Rev P2, 8th Floor Plan;  
WH200-19-P-25.209 Rev P2, 9th Floor Plan;  
WH200-19-P-25.210 Rev P2, 10th Floor Plan;  
WH200-19-P-25.211 Rev P1, 11th Floor Plan;  
WH200-19-P-25.212 Rev P1, 12th Floor Plan;  
WH200-19-P-25.213 Rev P1, Roof Plan;  
WH200-19-P-30.100 Rev P2, Front Blocks North & South Elevations;  
WH200-19-P-30.101 Rev P2, Back Blocks North & South Elevations;  
WH200-19-P-30.103 Rev P2, Blocks C & D – East & West Elevations;  
WH200-19-P-30.104 Rev P2, Blocks E & F – East & West Elevations;  
WH200-19-P-35.104 Rev P1, Sections AA & BB; and  
WH200-19-P-35.105 Rev P1, Sections CC & FF.

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

3. The surface water drainage scheme for the site shall be implemented prior to occupation of the development, in accordance the following details as approved under ref. 20/00338/DISCON.

WH200-18-45-01-04 Rev A

WH200-19-15-03 Rev B

WH200-19-15-24 Rev P1

WH200-19-15-25

WH200-19-15-27

WH200-19-15-30 Rev P1

WH200-19-15-31 Rev P1

2863-MP-01-A

Foul and Surface Water Strategy Report- WH200 Feb 2020 Ref IDL/868/DS/01

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

4. The development permitted by this planning permission shall be carried out in accordance with the approved surface water drainage assessment carried out by Infrastructure Design Ltd (IDL), reference number IDL/868/DS/01, dated June 2018:

1. Limiting the surface water run-off generated by the critical storm events so that it will not exceed the surface water run-off rate of 5 l/s during the 1 in 100 year event plus 40% of climate change event.

2. Providing storage 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 providing a minimum of 409.4 m<sup>3</sup> (or such storage volume agreed with the LLFA) of storage volume in Tubosider Helibore feature and additional 96 m<sup>3</sup> and 106 m<sup>3</sup> (or such storage volume agreed with the LLFA) in permeable paving areas.
3. Discharge of surface water from the private drainage system into the Thames Water surface water sewer network.

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**

1. To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site.
  2. To reduce the risk of flooding to the proposed development and future occupants.
- 5a. Prior to occupation of each phase of the development, as identified by Condition 17, a verification report that demonstrates the effectiveness of the ground water treatment and monitoring phase remediation carried out in accordance with the approved remediation scheme (Remediation Strategy and Options Appraisal prepared by Card Geotechnics Limited (Document Ref: CG/28211A)), together with any necessary monitoring and maintenance programme, shall be submitted to and approved in writing by the Local Planning Authority. If changes are required to the injection/monitoring locations, a revised remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved monitoring and maintenance programmed for each remaining phase shall continue to be implemented.

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

- 5b. Prior to occupation of each phase of the development, as identified by Condition 17, a verification report that demonstrates the effectiveness of the demolition and construction phases of remediation carried out in accordance with the approved remediation scheme (Remediation Strategy and Options Appraisal prepared by Card Geotechnics Limited (Document Ref: CG/28211A)), together with any necessary monitoring and maintenance programme and

copies of waste transfer notes relating to exported and imported soils, shall be submitted to and approved by the Local Planning Authority. The approved monitoring and maintenance programmed for each remaining phase shall continue to be implemented.

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

- 5c. Within 3 months of completion of the development, a verification closure report shall be submitted to and approved by the Local Planning Authority. The verification closure report shall detail all the remediation works completed in respect of the full site.

**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.

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

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

7. The external materials of the development shall be finished in accordance with the details as approved under ref. 19/01468/DISCON as follows:

WH200-19-P-95.01 Rev P1 - External materials

WH200-19-P-95.02 Rev P1 - External materials

200-19-80-01 Rev B- Window elevations

200-19-80-02 Rev B - Traditional Construction Window detail (Blocks A, C, E, & G)

200-19-80-03 Rev P1 - RC Frame construction Window Detail (Blocks B, D, F & H)

WH200/19/75.49 Rev B Canopy Details

Canopy Images

**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.

8. No part of the development shall be occupied until a detailed hard landscaping scheme for the site, including site boundary treatments, children's play area 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.

**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.

9. No part of the development shall be occupied until a detailed soft landscaping scheme for the site, including details of an appropriate irrigation systems, 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 Proposals of the approved drawings. 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.

10. No part of the development shall be occupied until the modified access and egress arrangements from Sydney Road, as shown in principle on the approved drawings has 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.

11. No dwelling within each block of the development shall be occupied until the bin and bicycle storage of that block has been provided for the use of residents, in accordance with the approved drawings. 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, Policy UD1 of the Watford Local Plan Core Strategy 2006-31 and the Residential Design Guide 2016.

12. Satellites for the development shall be installed in accordance with the drawing WH200/19/15.30 as approved under ref. 20/00368/DISCON.

**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.

13. No dwelling shall be occupied until the details of car parking allocation have been submitted to and approved in writing by the Local Planning. The provision shall include an agreed allocation of on site residential car parking spaces for use by the affordable housing units. The car parking spaces shall remain available for use by the allocated residents, in accordance with the agreed allocations, unless otherwise agreed in writing by the Local Planning Authority

**Reason:** To ensure a suitable allocation of car parking spaces for the affordable housing provision.

14. All residential units shall achieve the recommended maximum internal noise levels under BS 8233 through the following provisions in accordance with the Noise Impact Assessment dated June 2018 Ref 18-4127 Rev B.
  - Façade construction to achieve an Rw of at least 55dB
  - Double glazed window units with a Sound Reduction Index (SRI) of at least 28 dB Rw
  - Installation of acoustic trickle vents

**Reason:** To ensure residential occupiers do not experience noise and disturbance.

15. 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.

16. The north facing windows of Block H serving the landing and stairwells at upper ground floor, first floor, second floor, third floor, fourth floor and fifth floor levels, shall be installed and retained with obscure-glazing, and shall be non-opening other than in parts of the windows which are more than 1.7 metres above the floor of the room in which the window is installed.

**Reason:** To prevent overlooking and consequent loss of privacy to neighbouring premises at No91 and 93 Sydney Road pursuant to Policy UD1 (Delivering High Quality Design) of the Watford Local Plan (Core Strategy) 2006-2031 and the Residential Design Guide (Sept 2016).

17. The development shall be carried out in accordance with the 'WH200/19/P/P01 Rev04 Phasing Plan' unless otherwise submitted and approved in writing by the Local Planning Authority.

**Reason:** To allow the phased construction of the development with conditions relevant to phases in turn.

## **Informatives**

IN912 Hours of Construction

IN 913 Community Infrastructure Levy

IN914 S106 Agreement

IN909 Street Naming and Numbering

IN907 Consideration of the proposal in a positive and proactive manner

IN915 Highway Works – HCC agreement required