

Donna Nolan
CEO
Watford Council
Town Hall
Herts
WD17 3EX



Date: 18th August 2020

31no. pages....Letter recorded delivery / Email

Dear Donna ,

Re: 45-47 Vicarage Road (Victoria House Old Cottage District Hospital Watford Herts)
Blocked Pavements , Illegal parking via vehicles at Victoria House, Local Residents protest
Needing action to rectify urgently. We have collected the hand signed petition collected at
the door-steps of local residents, accessing and living and walking to Watford Town Centre /
Watford General / Watford Stadium / Accessing Public Transport.
Restricted access to Kimberley House Key-worker Accommodations, Bins and ingress and
egress fire / safety issues

Please can you help with this ongoing serious problem. We also enclose a petition with
Seventy plus names, backing up the concerns.

All local residents continue to deal with the unacceptable obstructing of the pavement by
visitors to Victoria House..(Highwoods) and the highway via the top end of Vicarage Road
Watford by Exchange Road and adjacent to the Girls Grammar School.

This is highly dangerous and illegal and needs urgent action. We have vehicles reversing
onto the major Highway which causes problems with Public Transport at the Bus Stop and
other travelling Vehicles.

The horizontal parking of 5no. vehicles at the front was only acceptable and parking at the
rear allowed....We now have all illegal vertical parking across the pavement with reverse
gear exiting onto the Highway, and the blocking of a fire route to Kimberley House.

White lines marked on the block paving font of Victoria House have only recently been
installed, encouraging the illegal parking.

We have issues and concerns for persons passing on the public footpath from School Children, Disabled Vehicles, Parents with Prams, Elderly, Dog Walkers, etc, Deliveries to Victoria House several companies are unable on many days to access the site and have to stop on the Major Road Highway (Vicarage Road.) thus Dangerous for the Highway. People have to risk their lives and walk into the Major Highway to pass....Highly dangerous.

The planning issued via the Watford Council for change of use in 2007 (07/01053/COU..... The letter to David Humby Head of Transportation planning & Policy County Hall, from Peter Oliver Development Control Engineer: stated in his report dated 12th September 2007 restricted vehicle movement at the site he recommended the application be refused.

Action petitioned for: We need all bollards to have chains installed or the highways Department to install new bollards or fencing as example recently installed via the Local Authority in Cassio Road Watford..

This area is a busy thoroughfare for access to Watford, we need prevention and cure, we need to tackle this issue, we need Street Improvement, neighbours need to feel safe, the area needs to be welcoming to all and secure for all. This area in Vicarage road is screaming out and needs investment and action to enhance Locality.

Kimberley House Continues to have serious issue with access and exit routes for the licenced Watford Council HMO for Key-workers... illegal positioned commercial bins, never allowed via planning 07/01053/cou...Fire Hazzard / vermin / insects..unlawful and environmental dangerous for 9-10 occupants

Enclosed the following photos and information:

1. Exhibit A. Highways ..via Peter Oliver Highways Engineer..2no. pages
2. Exhibit B. Neil Farnsworth Planning Officer Watford Council 3no. pages
3. Exhibit C. Plans showing Victoria House and Kimberley House.. Parking and Commercial Steel Bins, illegally installed.
4. Exhibit D. Decision Notice ..2no. pages.. Development Manager David Noble..WBC
5. Exhibit E. Cottage District Hospital old photo showing railing and hedge
6. Exhibit F. Kimberley House showing installed steel railing and Victoria House
7. Exhibit G. Kimberley House .. Key-worker affordable rental accommodation

Kind Regards

Lee Moyes

Site Manager

Kimberley House Watford

Exhil
A1

Head of Development Control
Watford Council

FAO Information Officer

Dave Humby
Head of Transportation Planning & Policy
Environment
County Hall
Pegs Lane
Hertford SG13 8DN

Tel : 01992 555555
Fax : 01923 257008
My Ref: : WA/149/2007
Your Ref : 07/1053/COU
Date : 12 September 2007

Observation on Applications for Planning Permission

Location: 45-47 (Victoria House) Vicarage Road

Proposal: Change of use from Class D1 to B1

Type of permission: Full

Recommendation: Refuse

Comments:

This application is for the change of use from Class D1 to B1 of this existing building. Section 8 of the application form indicates the site is vacant but the previous use was a school. Section 15 indicates the development does not involve a new access or alteration of an existing access to the highway. Section 13 indicates there were 4 car parking spaces within the site for the previous use and the proposal will increase this by 16 to a total of 20 spaces.

In the vicinity of the site Vicarage Road is classed as a Principal road (A4145) and designated a Main Distributor in the HCC hierarchy of roads. It is County Council policy that new accesses or intensification of use of existing accesses to this class of road are not permitted and vehicles must also be able to enter and leave the highway in forward gear. It is subject to yellow line waiting restrictions.

The Design and Access Statement indicates the proposal includes demolition of two areas of the building which will decrease the floor area by 28sqm and provide vehicle access to the rear of the building. The proposal includes 2 offices with the possibility of a third office or educational facility and either a fourth office or residential unit.

The submitted drawing 639/P3 RevA shows 8 car parking spaces (2 perpendicular and 6 parallel to Vicarage Road) on the frontage forecourt and 15 spaces at the rear of the building. When I visited the site I noted there were 2 existing footway crossovers (one at the east and one at the west end of the frontage) with a post and chain fence between them which prevents indiscriminate access across the adjacent footway to the forecourt. It is consequently difficult to see how the 8 forecourt spaces can be conveniently accessed via the existing crossovers. The drawing is not dimensioned but it appears the access to the rear is only 3.0m wide which is insufficient to allow 2 vehicles to pass each other thus if 2 vehicles meet it could result in one stopping or reversing onto Vicarage Road. This access is therefore inadequate.

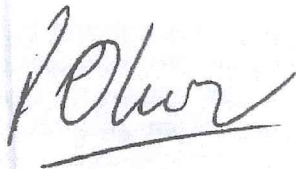
A2

The lack of on-site parking for the previous use would probably have restricted vehicle movements at this site, hence the proposed development is liable to result in an increase in vehicle use of the access.

Under these circumstances I recommend this application is refused for the following reasons;

- 1) The development if permitted would intensify the use of an existing access on a section of a Principal road (A4145) and Main Distributor. The slowing and turning of vehicles associated with the use of the access would lead to further conflict and interference with the free flow of traffic on the highway and be detrimental to highway safety.
- 2) The proposed means of access to this site is inadequate by reasons of its width and alignment to serve the proposed development with safety and convenience.

Yours faithfully



Peter Oliver
Development Control Engineer

△

Exhibit
B1

Justin Thomas
Mills & Ford Trust
Clocktower Mews
Newmarket
CB8 8LL

Enquiries to :
Ext no :
Email :
Our Ref :
Date :

Mr. Neil Farnsworth
01923 278083
neil.farnsworth@watford.gov.uk
06/00042/PreApp
16th January 2006

Applicant
Development
Location

Justin Thomas
Possible Change of Use from D1 to B1 Offices
Victoria House, 45-47 Vicarage Road, Watford

Dear Mr Thomas

Firstly, I would like to take this opportunity to apologise for the delay in replying to your Pre-Application advice enquiry. We have had a number of enquiries recently, and this has caused a build up in the allocation of applications for officers.

I refer to the above numbered pre-application enquiry submitted to the council for our suggestions. Your application has been allocated to me as the case officer.

I have reviewed your application based on the policy guidelines of the Watford District Plan 2000, and the Supplementary Planning Guidance. The main issues which I feel are relevant are as follows:

1. Appendix 2 of the Watford District Plan 2000, states the recommended parking provisions for the various Use Classes. A B1 Office located in this part of Watford would require a maximum of 1 space per 30m² of gross floor area of the property. You stated in your enquiry that there were currently fifteen off road parking spaces available for the site, with an estimated number of staff expected to be around forty. It is felt that the current organisation of the parking facilities on site, including the layout and provision of parking bays could be enhanced, and adapted to provide improved accommodation. A more comprehensive marking of the bays should be considered, although it was felt by the Council's Conservation Officer that simply painting the markings for the bays is an inadequate method; the use of studs being preferred. Depending on the location of the proposed parking, whether it is to the front or rear of the property may determine the nature of any consultation with Herts Highways. If the proposed parking is to the front, details of the access points, turning circles and potential manoeuvrability within the site curtilage would be required. Herts Highways could raise objections if proposals lead to cars reversing onto Vicarage Road, as this could create safety issues concerning both the highway and the adjacent pavement.
2. It was stated in the covering letter that when the building was run as a Children's Day Centre, the surrounding traffic flow was impacted by the regularity of the 'drop-off' and 'pick-up' periods throughout the day. Whilst you dismiss a further increase in traffic, of

which I am inclined to agree, it is still felt that there would be prominent peak periods when people are arriving and leaving work. However, the nature of the property and the relatively limited number of parking spaces available on the site will potentially see traffic flow surrounding the premises be reduced from the figures expressed when the building was a Community Facility.

3. The central location of this development ensures that proximity to local transport links will enable many members of staff to utilise this rather than using cars. An estimated number of employees within the offices are stated to be forty, with fifteen off-street parking spaces to satisfy this. The remainder are thus expected to commute using Public Transport, and it is felt that a centralised location such as this should promote its potential sustainability ensure that local transport links are utilised to their full potential. If you were to find that the number of employees wishing to drive to work exceeded the provision of parking made, there are alternatives within the Town Centre car parks that are located nearby.
4. Although I realise from your letter that you have no intention of changing the appearance of the building, its designation as a Locally Listed Building ensures stringent Planning controls would restrict any alterations you would wish to make. After consultation with the Conservation Officer, it was felt to be preferred that no changes or extensions to the exterior shell of the property would be permitted, in order to retain the character of this building. Despite Planning Permission not being required for interior alterations, you are strongly advised not to gut the interior of the building. Retention of the interior features and layout of the building as they are at present are preferential, and if you do wish to undertake any changes, you are advised to check with the Planning Department prior to the undertaking of these. It is advised that many of the existing features be retained within the interior of the property; an open plan office area involving the requirement for large scale changes and demolition of walls is not preferential.
5. The Change of Use from a D1 Community Use to B1 Offices currently contradicts Policy CS3 Loss of Community Facilities in the Watford District Plan 2000. this stipulates that the Council will not permit development that results in the loss or downgrading of existing community facilities unless:
 - Demand for such facility is no longer sufficient to warrant its retention in its existing use, or as an alternative community facility; or
 - Appropriate alternative accommodation is provided with comparable access to passenger transport

As stated by yourself, the property has been unsuccessfully marketed as a D1 use over the past fifteen months, which could support the notion that demand for the facility is no longer sufficient to warrant retention in its existing use. However, consultation with Planning Policy and Strategy Officers resulted in them requiring proof of adequate provision of community facilities elsewhere; otherwise you may have difficulty in overcoming the requirements of the policy. If further evidence could be provided substantiating that demand for the facility in its present form is no longer sufficient, then the criteria required for ensuring compliance with the policy could be met. Generally, the losses of Community Facilities are not viewed particularly favourably. In spite of this, the recent unsuccessful marketing of the building, combined with proficient evidence to show that adequate provision of community facilities within Watford remains, could enable the requirements of the policy to be met.

To conclude, the proposal to which this advice relates shows certain aspects that would appear to potentially meet the standards of the Council. Theoretically, the Use Class change would generally be regarded as acceptable; however this is subject to sufficient evidence being gathered to enable

B3

the requirements of the respective policies to be discharged. The classification as a Locally Listed Building is not generally thought to hinder your application, as changes to the exterior of the building are not proposed at present. The main issue which could potentially hinder any application made would be the loss of a Community Facility within the Borough. However, if it can be displayed that the demand for the facility has dropped, and there is sufficient provision of similar facilities elsewhere in Watford, the application could potentially be viewed favourably.

I hope this has provided an acceptable response to your query, and has answered any issues that you may have had regarding the site. Again, I would like to apologise for the delay in the response.

Please be advised that any opinions expressed are those of the officer's of the Council and therefore are not binding on the Council in the determination of any application you may submit. All comments are based on the information provided in the submission. If you require further clarification as to the content of this letter, or if you wish to make further submissions to me, please do not hesitate to contact me again.

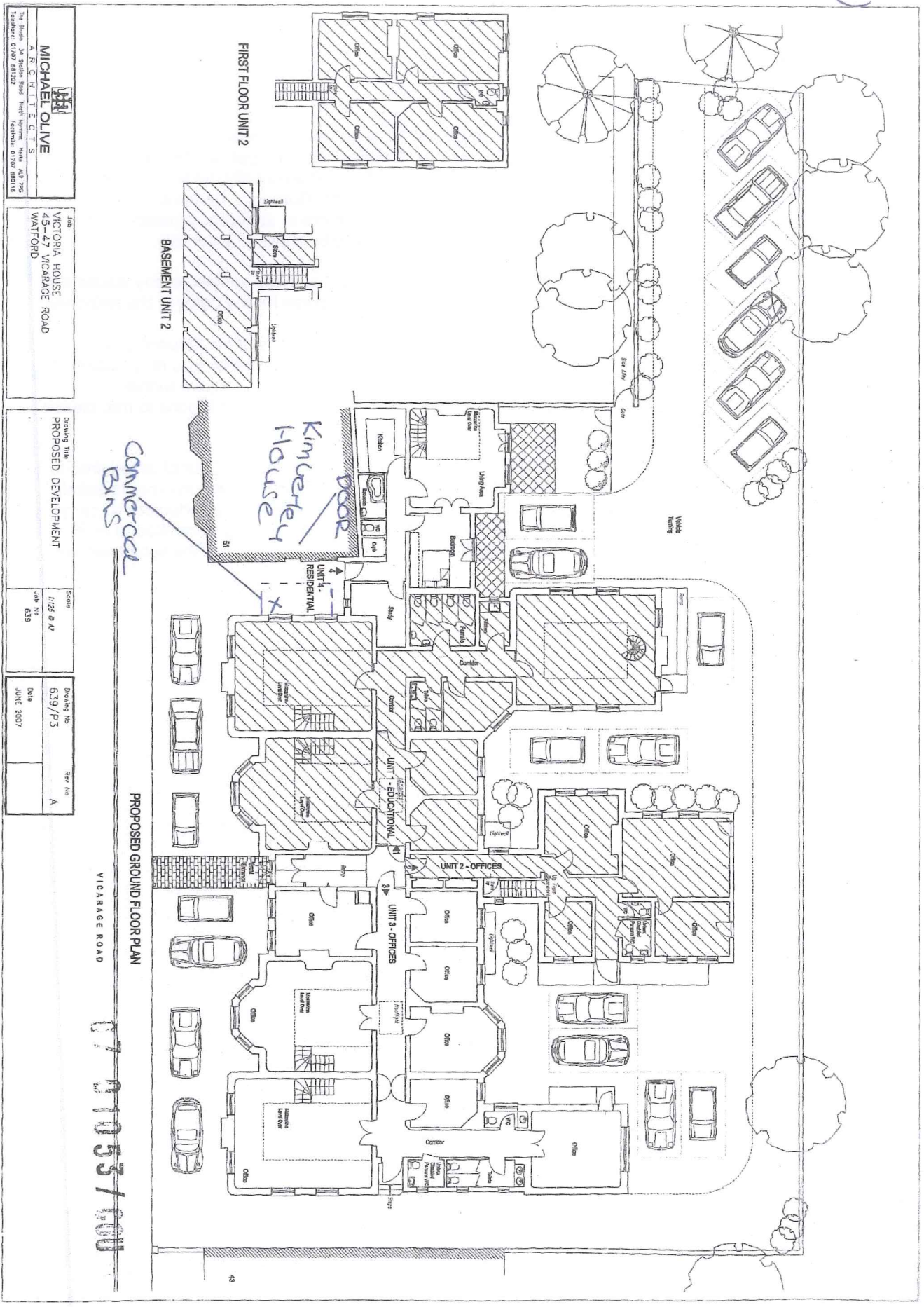
Should you wish to submit a planning application, you are reminded that the Council is required to determine such applications within a specified timescale (currently eight weeks) in order to satisfy Government targets. Accordingly, once submitted, there will be only limited opportunities to carry out minor changes to the proposal before a decision is made. The Council is committed to high quality development and encourages pre-application discussions in advance of the submission of planning applications.

Yours Sincerely

Mr Neil Farnsworth
Planning Officer

6.9

Exhibit C



MICHAEL OLIVE
 ARCHITECTS
 The Studio, 3rd Station Road, North Sydney, NSW 1585
 Telephone: 01707 681200 Fax: 01707 680114

JOB
 VICTORIA HOUSE
 45-47 VICARAGE ROAD
 WATFORD

Drawing Title
 PROPOSED DEVELOPMENT

Scale
 1/125 @ A2
 JOB NO. 639

Drawing No.
 639/P3

Date
 JUNE 2007

Rev. No.
 A

PROPOSED GROUND FLOOR PLAN

07 01053/000



Exhibit
D1

Watford Borough Council

Town Hall · Watford · Hertfordshire · WD17 3EX

Tel 01923 226400 Fax 01923 278100

DX 4514 Watford 1

Website www.watford.gov.uk Email enquiries@watford.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990

DECISION NOTICE

Planning Ref. No. 07/01053/COU

Highwood Property Holdings Ltd
C/O M Cross
ARH Associates
5-6 Bartholomew Place
London EC1A 7HH

Conditional Planning Permission

Applicant	Highwood Property Holdings Ltd
Development	Change of use from Class D1 to B1
Location	Victoria House 45 - 47 Vicarage Road Watford WD18 0DE

In pursuance of their powers under the above Act and the Orders and Regulations in force thereunder, the Council hereby grants the development proposed by you in your application received with sufficient particulars on 30th July 2007, and as shown on drawing no(s) 639/P2, 639/P3 A

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

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

INFORMATIVES :-

- 1 The Local Planning Authority's reasons for granting planning permission in this case are as follows:

8.11-



INVESTOR IN PEOPLE

The Development is in accordance with the policies of the Development Plan (namely the Watford District Plan 2000 and Hertfordshire Structure Plan); and the Development is considered to comply with the provisions of the appropriate Supplementary Planning Guidance (setting out acceptable standards for new development) adopted by the Council following public consultation and having regard to the sites location, the character of the surrounding area and the impact upon surrounding buildings and uses, there are considered to be no other materials planning interests that would as a result of the development being carried out be materially harmed.

In reaching its decision on this application the Council has had regard to the following policies in the Watford District Plan 2000 and Supplementary Planning Guidance:-

CS3 Loss of Community Facilities

- T21 Access and Servicing
- T22 Car Parking Standards

- U1 Quality of Design
- U2 Design and Layout of Development
- U3 Integration of Character
- U15 Buildings of Local Interest

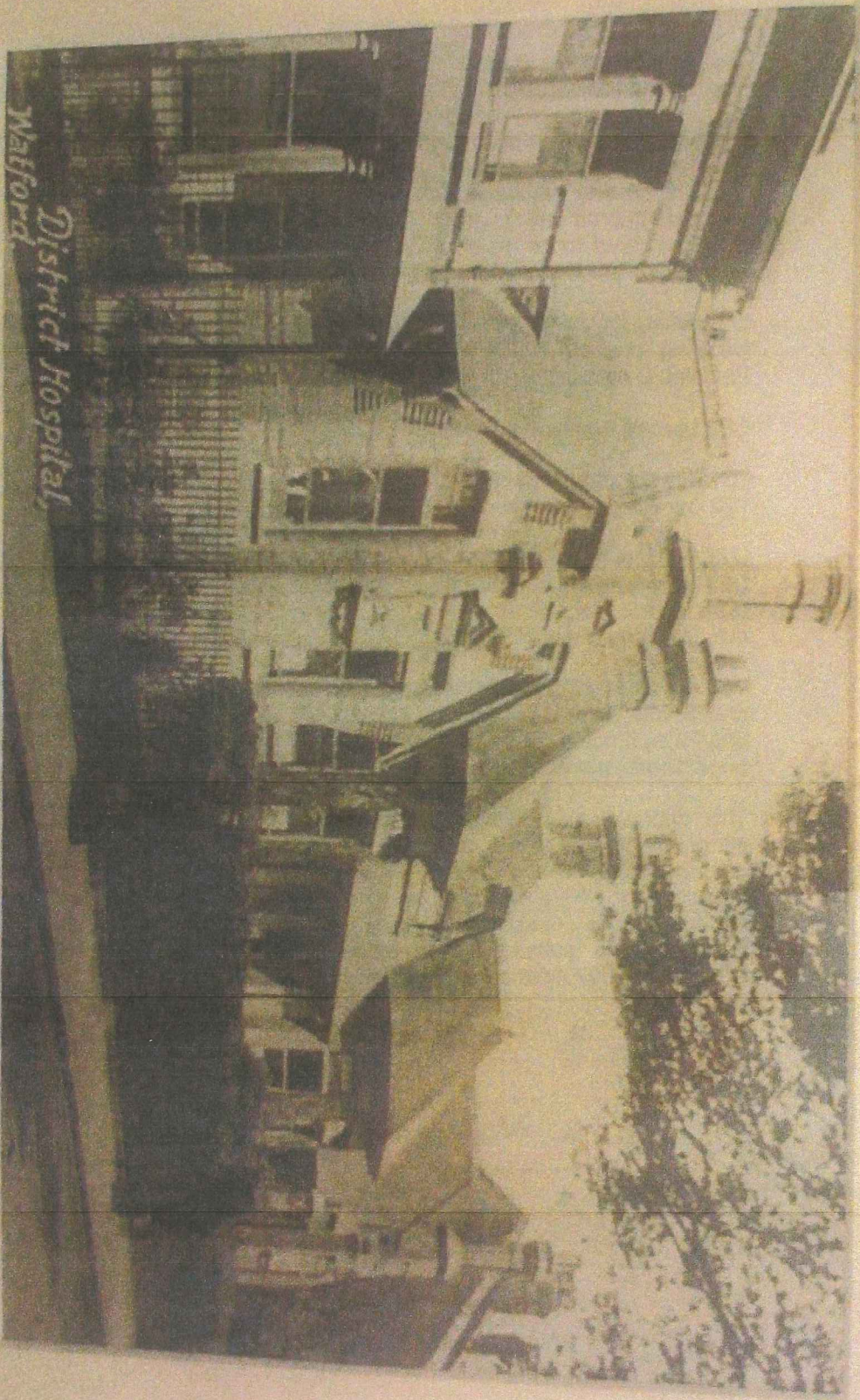
You are advised that this Change of Use application covers solely the change of use from D1 to B1 of Victoria House. The residential Unit 4 shown on plan 639/P3 A, if not in residential use at present would require the submission of an additional planning application.

- 2 This approval only relates to the change of use of the building from a community facility within class D1 to offices within class B1. The proposal does not relate to any works of external alterations, nor does it include any provision for educational and residential uses or the formation of any car parking spaces. Hence the original drawing accompanying the application form and the subsequent drawing submitted to the Council on 21st September 2007 have been disregarded.

Signed Amanda M...
Development Manager

24th September 2007

Exhibit
E



10-14

Exhibit F



15.

Exhibit

Kimberley House For Rent.

Key-Worker Studio Bedsits £420-500

DISCOUNT NOW FOR NHS WORKERS.

Private Landlord / Watford Council Licenced Property.



Kimberley House.

ONE VACANCY AVAILABLE NOW.

KEY - WORKERS / NURSE / DOCTORS/ETC;

- SHARED HOUSE / OWN SHOWER & KITCHEN.
- STUDIO BEDSITS FOR SINGLE PERSONS.
- KIMBERLEY HOUSE / VICARAGE ROAD.
- CENTRAL WATFORD / FURNISHED.
- CLOSE WATFORD GENERAL HOSPITAL.
- NEXT GIRLS GRAMMAR SCHOOL.
- RESPECTABLE PERSONS RESIDE.
- COUNCIL LICENSED PREMISES 2020.
- RENT: £420- 500 PCM INCLUSIVE.
- Tel: 07774 - 622685
- Email: rhodespc1@gmail.com

Office: 07774-622685
 Tel: 07774- 622685
 Email:
 rhodespc1@gmail.com

Rhodes Property
 Company

Rhodes House
 Watford
 Herts

16.



17/17

(1)



(Victoria House (Old Cottage Hospital)

45-47 Vicarage Rd Watford Herts WD18 0DE

Vehicles Continue to illegally park and are backing out onto the Major Highway Vicarage road, also continually blocking ingress and egress to Kimberley House Keyworker Rental HMO Accommodation since 2007, This has been reported to the Watford Council every year since 2007, Planning and Highways stated that parking in the Planning Conditions were not allowed. This highly dangerous for the public and has to be rectified urgently. NEEDS ACTION BY THE HERTFORDSHIRE HIGHWAYS AND WATFORD COUNCIL.

Petition summary and background	Vehicles continually illegally park and backed out onto the highway since 2007. Blocking access to Keyworker Accommodation Kimberley House 49. This has been reported to the Watford Council every year since 2007, planning and highways stated that parking in the planning condition was not allowed. Plus illegally positioned waste bins adjacent front emergency door of Watford Council Licenced HMO Kimberley House for nine occupants (Key-Workers)
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the parking and illegal crossing of the pavement / Bus Stop obstructed and backing a vehicle onto the major Highway, to prevent a serious accident.. Stopping of impeded access to Kimberley House. (Health & Safety / Fire / reasons) We want the Vehicles crossing the pavement illegally to stop and bollards installed along the boundary, with a chain as was in situ previously...The cottage Hospital and highways department never allowed vertical parking Waste bins of Highwood to be re-positioned to the rear of their building to prevent fire hazard at Kimberley House



KIMBERLEY HOUSE KEYWORKER STUDIO BEDSITS.
VICTORIA HOUSE SHOWING ILLEGAL PARKING AND
OBSTRUCTED PAVEMENT FOR PEDESTRIANS.



VICTORIA HOUSE / OLD COTTAGE HOSPITAL.
PEDESTRIANS / PARENTS WITH CHILDREN /
DISABLED PAVEMENT BLOCKED.
VEHICLES BACKING ONTO THE HIGHWAY
BUS STOP IMPEDED AND UN-USABLE
DANGEROUS AND ILLEGAL

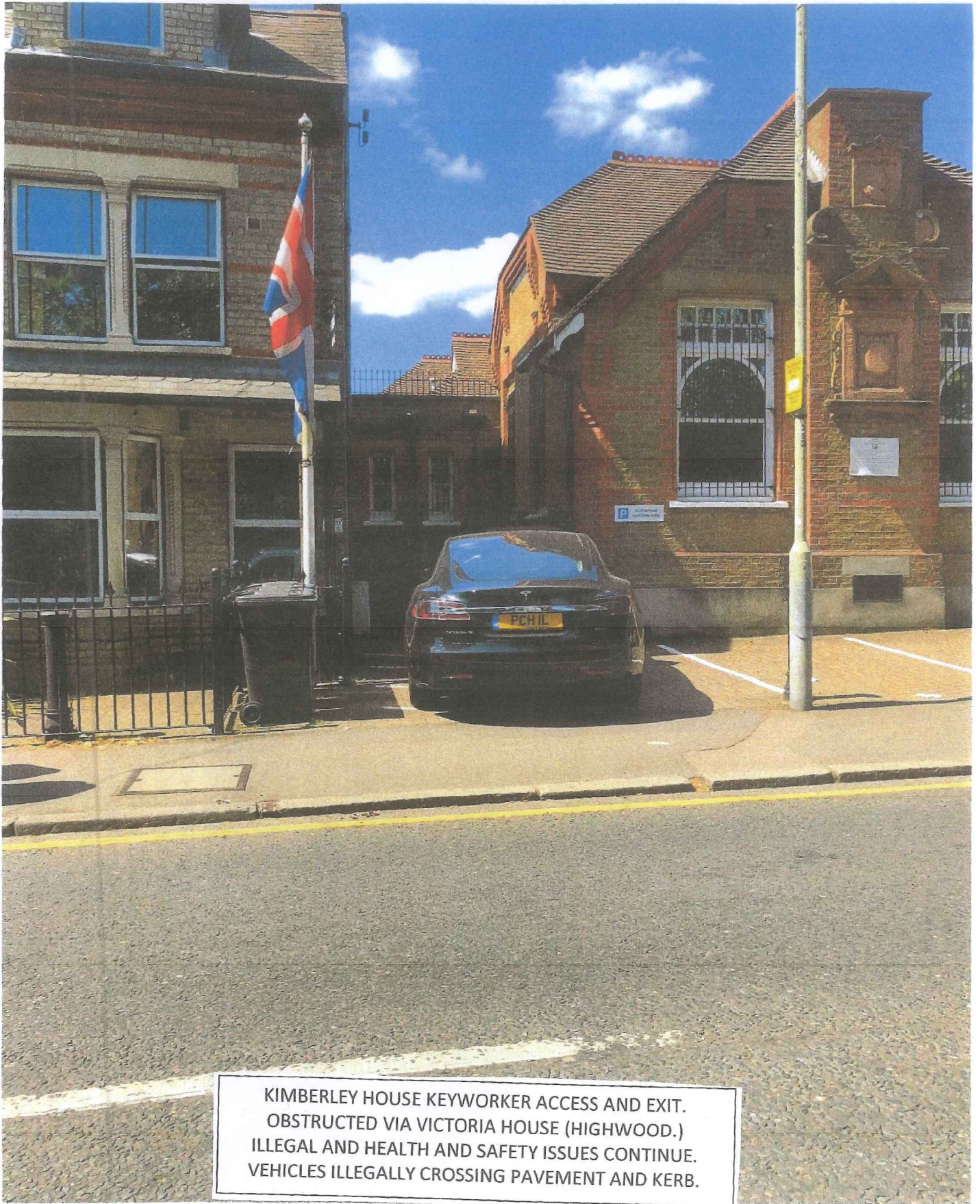
KIMBERLEY HOUSE KEYWORKER STUDIO BEDSITS.
VICTORIA HOUSE SHOWING ILLEGAL PARKING AND
OBSTRUCTED PAVEMENT FOR PEDESTRIANS.

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VICTORIA HOUSE / OLD COTTAGE HOSPITAL,
PEDESTRIANS / PARENTS WITH CHILDREN /
DISABLED PAVEMENT BLOCKED.
VEHICLES BACKING ONTO THE HIGHWAY
BUS STOP IMPEDED AND UN-USABLE
DANGEROUS AND ILLEGAL

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KIMBERLEY HOUSE KEYWORKER ACCESS AND EXIT.
OBSTRUCTED VIA VICTORIA HOUSE (HIGHWOOD.)
ILLEGAL AND HEALTH AND SAFETY ISSUES CONTINUE.
VEHICLES ILLEGALLY CROSSING PAVEMENT AND KERB.

(111)



KIMBERLEY HOUSE ENTRANCE AND EXIT.
SHOWING ILLEGAL POSITIONED REFUGE BINS.
FIRE SAFETY /HEALTH & SAFETY FOR HMO OCCUPANTS

13



KIMBERLEY HOUSE ENTRANCE AND EXIT.
SHOWING ILLEGAL POSITIONED REFUGE BINS.
FIRE SAFETY /HEALTH & SAFETY FOR HMO OCCUPANTS

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**WATFORD
BOROUGH
COUNCIL**

Town Hall, Watford, WD17 3EX
T 01923 226400 F 01923 278100
DX 51529 Watford 2
enquiries@watford.gov.uk
watford.gov.uk

Mr Stuart Taylor
Rhodes Property Company

Enquiries to: Mark Jefferies
Phone no: 01923 278423
Email: mark.jefferies@watford.gov.uk
Our reference: 19/00513/HMO/HMAFLP
Date: 25th April 2019

Dear Mr Taylor,

**Housing Act 2004 – Application to licence a HMO
49 Vicarage Road, Watford, WD18 0DE**

I write further to your application to licence the above property as a house in multiple occupation (HMO). We are pleased to advise you that the application has been approved and the licence granted.

Enclosed with this letter is a Notice of Approval to licence the property as well as a copy of the licence. As you are aware the licence includes a number of conditions and requirements that you must comply with, this includes specifying the total number of persons and households that can be accommodated in the property. These conditions have been decided following consideration of any representations made by relevant persons and the verification of the details you provided on the application form.

We have found that a number of properties are not displaying a sign detailing the contact details for the current manager of the property. It is a requirement of the licence that these details are displayed within the common parts of the property so that all tenants are aware of who to contact in the event of an issue with the property.

If any changes occur relating to ownership, management, the way the property is occupied or in the design or layout of the property (for example an extension) then please contact us as soon as possible to discuss these changes as they may impact on the terms of your licence.

You are reminded that failure to operate in accordance with a licence condition is a criminal offence for which the Council may withdraw your licence; issue a Civil Penalty of up to £30,000 or take prosecution action that could result in an unlimited fine upon summary conviction.

Please be aware that the granting of this licence does not imply or confer ongoing compliance with the Council's HMO guidance documents for fire safety and amenities. Nor does it confirm that the property is free from hazards requiring works as identified by the Housing Health and Safety Rating System. Although the licence does indicate that the property was suitable for use as a HMO as set out in the licence, subject to the



Michael Gould
Highwood Financial Services
45 / 47 Victoria House
Vicarage Road
Watford
Herts WD18 ODE

Tel: 08443 573573
Fax: 0843 573575



Date: 1st July 2020

Dear Michael

**RE: ENTRY TO ACCOMMODATION FOR KEY-WORKERS AT KIMBERLEY
HOUSE. PROPERTY NEIGHBOUR 45 - 47 VICTORIA HOUSE HIGHWOOD
FINANCIAL SERVICES**

We have had in the past problem, which have left us peeved, but we have tried to look to the future concerning being a good neighbour who shares access.

We continue to have complaints from our occupants that access to the front door has been blocked, we are aware that a steel bollard has been removed and has given opportunity for vehicles to park and block access to Kimberley House front door.

As Licenced HMO Landlord this is a Health and Safety concern and a Fire Risk. The large refuse bins have damaged our Post Box and Waste Pipes, also the Electric Consumer Box, there is also a metal grill fence gate which swings onto our door.

As good etiquette we are asking in a polite manor, please can you rectify this pressing matter, and understand we continue to clean and sweep, the bin area, and access leading up to Kimberley House front door.

We hope to continue to work as good neighbours now and in the future; I would like us to resolve this issue directly with each other.

We enclose several photos of the predicament and have proposed a resolution to the recent problem, which cannot be unreasonable in protest. Before we have to speak to the Council.

We would appreciate the relocation of the bin area to the rear of your premises, we have continuing issues with vermin, flies and person urinating around the bin area and because of the ingress and egress fire door of Kimberley House, this is a fire risk for so many Occupants.

Regards

Enclosed photo dated 27.1.2020 previously
Email / letter

Stuart Taylor
Manager