

DEVELOPMENT MANAGEMENT COMMITTEE

6th January 2021

UPDATE SHEET

Item 4 - 20/00663/FULM - Cassiobury House, 11 - 19 Station Road

AMENDMENTS TO REPORT

1. Members should note that the term Average Daylight Factor (ADF) should be substituted for No Sky Line (NSL) at paragraphs 6.26, 6.27, 6.28, 6.33 and 6.40 to ensure the correct reference to the form of daylight assessment undertaken within the applicants daylight and sunlight study.

AMENDMENTS TO SECTION 106 HEADS OF TERMS

2. Additional second requirement to secure a financial payment to Watford Borough Council of £3,000 for the provision of trees in public spaces. The Heads of Terms will read:

Section 106 Heads of Terms

- i) *To secure a financial payment to Hertfordshire County Council of £6,000 for the long term monitoring of the proposed Travel Plan for the site.*
- ii) *To secure a financial payment to Watford Borough Council of £3,000 for the provision of trees in public spaces.*

AMENDMENTS TO CONDITIONS

3. Condition 2 - Approved Drawings and Documents.

This condition is amended to reference additional drawings and the correct revisions of drawings. It should read:

2. Approved Drawings and Documents

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

- *Drawing No: 17259-0200. Revision: P-00*
- *Drawing No: 17259-0300. Revision: P-02*
- *Drawing No: 17259-0301. Revision: P-00*
- *Drawing No: 17259-0302. Revision: P-00*
- *Drawing No: 17259-0303. Revision: P-00*
- *Drawing No: 17259-0304. Revision: P-00*
- *Drawing No: 17259-0305. Revision: P-00*
- *Drawing No: 17259-0306. Revision: P-00*
- *Drawing No: 17259-0307. Revision: P-00*
- *Drawing No: 17259-0308. Revision: P-00*
- *Drawing No: 17259-0309. Revision: P-00*
- *Drawing No: 17259-0310. Revision: P-03*
- *Drawing No: 17259-0311. Revision: P-03*
- *Drawing No: 17259-0312. Revision: P-02*
- *Drawing No: 17259-0313. Revision: P-02*
- *Drawing No: 17259-0315. Revision: P-01*
- *Drawing No: 17259-0316. Revision: P-02*
- *Drawing No: 17259-0317. Revision: P-02*
- *Drawing No: 17259-0318. Revision: P-02*
- *Drawing No: 17259-0319. Revision: P-02*
- *Drawing No: 17259-0320. Revision: P-01*
- *Drawing No: 17259-0321. Revision: P-02*
- *Drawing No: 17259-0322. Revision: P-02*
- *Drawing No: 17259-0323. Revision: P-02*
- *Drawing No: 17259-0324. Revision: P-02*
- *Drawing No: 17259-0340. Revision: P-03*
- *Drawing No: 17259-0341. Revision: P-03*
- *Drawing No: 17259-0342. Revision: P-00*
- *Drawing No: 17259-0351. Revision: P-04*
- *Drawing No: 17259-0352. Revision: P-03*
- *Drawing No: 17259-0371. Revision: P-03*
- *Framework Travel Plan by Transport Planning Associates. Dated: June 2020*
- *Transport Statement by Transport Planning Associates. Dated: June 2020*
- *Technical Note by Transport Planning Associates. Dated: August 2020*
- *Energy and Sustainability Report by Hoare Lea. Dated: 7 May 2020*
- *Environmental Noise Assessment by Hoare Lea. Dated: 6 May 2020*

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

4. Condition 8 – Cycle Parking.

This condition is amended to require provision of the cycle storage associated with the specific use to be provided prior to occupation as opposed to grouping both uses. This condition is amended to read:

8. Cycle Facilities

a. The office part of the development shall not be occupied until the basement cycle parking facilities shown on drawing number: 17259-0310. Revision: P-03 have been constructed and made available for use.

b. The hotel part of the development shall not be occupied until the ground floor cycle parking facilities shown on drawing number: 17259-0311. Revision: P-03 have been constructed and made available for use. These facilities shall be retained as approved at all times.

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

5. Condition 11 – Materials.

This condition is amended to require sample panels to be constructed on site and made available for inspection by the Local Planning Authority. This condition is amended to read:

11. Materials

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

a. full details of the materials to be used for all the external surfaces, including the terrace and plant enclosures at roof level, have been submitted to and approved in writing by the Local Planning Authority; and

b. sample panels shall be constructed on site to show the typical facades including brickwork, render, window frames and glazing made available for inspection and approved in writing by the Local Planning Authority.

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

6. Condition 14 – Obscure Glazing.

This condition is amended for clarity to reference an additional plan (in condition 2) which clearly depicts windows which are to be obscure glazed: This condition is amended to read:

14. Obscured Glazing

The windows shown to be installed with obscured glazing on Drawing No: 17259-0342. Revision: P-00 shall be obscure glazed. The obscured glazing should be retained in perpetuity.

Reason: To protect the amenity of numbers 7 to 15 (odds) Canterbury Road in accordance with Policies UD1 and SS1 of the Watford Local Plan Core Strategy 2006-31