

Committee date	Tuesday, 7 th September 2021
Application reference	21/00410/FULM
Site address	46 And 48-50 High Street Watford WD17 2BS
Proposal	Demolition of existing buildings and redevelopment of a mixed-use building over part 4, part 5 and part 8 storeys including flexible commercial floor space under Class E (shop, cafe, professional/ financial services) and Sui Generis (public house/ drinking establishment) at the ground floor fronting High Street, with residential accommodation (C3) above for 25no. dwellings, with rear access from Wellstones. Additional highway improvements to Wellstones with installation of new pedestrian footpath.
Applicant	46 and 48-50 High Street Limited
Agent	Nissen Richards Studio
Type of Application	Full Planning Permission
Reason for committee Item	Major Development
Target decision date	10 th September 2021
Statutory publicity	Site notice, paper advertisement and neighbour letters
Case officer	Alice Reade, alice.reade@watford.gov.uk
Ward	Central

1. Recommendation

- 1.1 That planning permission be granted subject to conditions, as set out in section 8 of this report.

2. Site and surroundings

- 2.1 The site is located on the High Street within the main town centre of Watford between the junctions with Clarendon Road to the north-west and Market Street to the south-east. It is an elongated and irregular shaped site with an area of 0.06 hectare. The site is within the designated prime retail frontage of the town centre in the Watford District Plan 2000 and is within the Special Policy Area for the Town Centre (SPA1) of the Watford Local Plan Core Strategy which seeks for a balanced provision of town centre facilities and infrastructure throughout the town centre.
- 2.2 The site frontage to High Street comprises 2 locally listed buildings (nos. 46 and 48-50, High Street) which form part of a wider group of locally listed and statutorily listed buildings (Nos 44, 46, 48-50, 54, 56 and 58) which have

created a group value to the character of this part of the High Street. Both buildings are 3 storey and in commercial use.

- 2.3 This section of High Street is pedestrian friendly with restricted access for buses and delivery vehicles only and has recently undergone significant environmental enhancements. The site backs onto Wellstones to the rear which is a public highway which has historically operated as a rear service road to properties in High Street. It is one-way (north to south), single carriageway and currently has very limited extents of pedestrian footpath. To the west of Wellstones is the Telephone Exchange site comprising a large exchange building and extensive surface level car parking.
- 2.4 Adjoining the site to the south-east is a recently completed mixed-use development including 2 commercial units fronting High Street and 56 flats (52A-56, High Street). This development has a building of 4 storeys on High Street and 7 storeys on Wellstones. A similar scale of development has also recently been approved at 60, High Street adjoining no. 52A-56 (latest ref 21/00014/FULM) for a commercial unit fronting High Street and 32 dwellings in a building of 4 storeys fronting onto the High Street and rising to 8 storeys onto Wellstones.
- 2.5 The immediate context of the site also includes the recently completed shopping centre extension at Charter Place on the opposite side of High Street which includes retail, restaurant and leisure uses (including an Imax cinema and bowling).
- 2.6 In addition to the locally listed buildings on the site, there are adjacent locally listed buildings and statutorily listed buildings within the context including the Grade II Listed former bank at 58 High Street (now Five Guys restaurant). The site is not within a Conservation Area.

3. Summary of the proposal

3.1 Proposal

- 3.2 The proposal is for the demolition of the existing building on site and the erection of a development as follows:
 - i) Mixed use development to include a 4 storey building fronting High Street (north block) and a part 5 and part 8 storey building with access from Wellstones (south block). Blocks to be linked at ground floor with a first floor podium level above.
 - ii) Development to contain 25 apartments comprising:

- 16 no 1 bed units
 - 9 no 2 bed units
- iii) Two ground floor units fronting the High Street of 212sqm and 188sqm (GEA) for flexible commercial floor space under Class E (shop, cafe, professional/ financial services) and Sui Generis (public house/drinking establishment).
- iv) Bin and cycle storage at ground floor level with access from Wellstones.
- v) Highway improvements to Wellstones with installation of new pedestrian footpath on the north-eastern side.

3.3 Conclusion

The town centre site is considered as a central and sustainable location suitable for higher density development. The development of 4 storeys onto the High Street and 8 storeys onto Wellstones would be of appropriate height and massing for the site and surroundings, in line with the base heights set out in the emerging Tall Buildings policy within the draft Local Plan, and would relate successfully to the similar approved developments at Nos. 54A-56 and No. 60 High Street.

- 3.4 The layout, massing and design has been successfully resolved through a constructive pre-application process to address previous officer concerns and comments from the Watford Place Shaping Panel. Despite the significant constraints of the site, the proposed layout and design create a development of high quality in its visual appearance and the residential accommodation it provides. The loss of the locally listed buildings is considered to be justified by the good design of the scheme and the wider planning benefits the development offers in creating new commercial units, 25 new homes and a new footpath on Wellstones. On balance, this is considered to be a positive addition to the High Street and wider town centre.

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 is determined. Specific policy considerations with regard to this particular application are detailed in section 6 below.
- 4.2 Paragraph 11 d) of the NPPF 2021 establishes the ‘presumption in favour of sustainable development’ and the principles of the ‘tilted balance’ that apply where a local planning authority cannot demonstrate a 5 year housing supply or have failed to deliver at least 75% of their housing requirement as part of the Housing Delivery Test. Where the tilted balance applies, decision makers should grant permission unless NPPF policies on protected areas or assets of

particular importance provide a clear reason for refusing development or, any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, assessed against NPPF policies taken as a whole. The tilted balance has the effect of shifting the weight in the planning balance away from local policies and towards the NPPF.

- 4.3 The Council cannot currently demonstrate a 5 year supply of housing and scored below 75% in the most recent Housing Delivery Test results and therefore the ‘tilted balance’ applies to the determination of this planning application.

5. Relevant site history/background information

- 5.1 Application ref 20/00365/FULM for the “demolition of existing buildings and redevelopment with a mixed-use building over part 4, part 5 and part 11 storeys including flexible commercial floorspace (A1, A2, A3 and A4) at ground floor fronting the High Street, with residential accommodation (C3) above for 38 dwellings, with rear access from Wellstones, additional highway improvements to Wellstones with installation of new pedestrian footpath” was withdrawn following officer concerns. These included:
- Insufficient design quality of the replacement building to justify loss of the locally listed buildings.
 - Impact of the proposal on the adjoining heritage assets.
 - Scale, footprint and elevational treatment of the 11 storey element to Wellstones.
 - Poor pedestrian access from Wellstones and through the site.
 - Quality of residential amenity.
 - Impact on residential amenity at 52A-56, High Street.
- 5.2 The scheme has been through several iterations as part of a pre-application advice process prior to the submission of this application. This has included the review of the iterations of the proposed development by Watford’s independent Place Shaping Panel by a full panel review on 18th August 2020 and then on 12th January 2021 by a Chair’s review of the amended scheme. The full reports from the two panels are in Appendices 2 and 3 to this report and the findings are discussed within the report.
- 5.3 The latest pre-application advice report dated 9th December 2020 (Ref 20/01096/PREAPP) concluded that the 8 storey height was supported by officers and that the design refinements had addressed previous concerns in respect of appearance and amenity.

6. Main considerations

6.1 The main issues to be considered in the determination of these applications are:

- (a) Principle of development
- (b) Loss of the locally listed buildings
- (c) Layout, scale and design
- (d) Housing provision
- (e) Quality of residential accommodation
- (f) Impacts on surrounding properties
- (g) Car parking, access and transportation
- (h) Trees and landscaping
- (i) Environmental impacts
- (j) Section 106 and Community Infrastructure Levy (CIL)

6.2 **(a) Principle of development**

The Special Policy Area for the Town Centre (SPA1) of the Watford Local Plan Core Strategy applies to the site and this seeks a balanced provision of town centre facilities and infrastructure throughout the town centre. The draft Local Plan has been submitted for examination and carries only limited weight however it will also support opportunities for transformational development within the Town Centre Strategic Development Area which includes this site.

6.3 The development of residential dwellings at this site and within this area of the town centre is therefore supported in accordance with SPA1 and Policy HS1 of the Local Plan Core Strategy. The proposed replacement ground floor premises to include Class E and *sui generis* public house uses, maintain appropriate uses onto the High Street.

6.4 **(b) Loss of the locally listed buildings**

The development sees the loss of the locally listed buildings on the site. The current buildings provide value to the townscape by their contribution to the group of locally listed and listed buildings.

6.5 It is however considered that the loss of the buildings is justified in this instance due to the quality of the design of the replacement development and the wider planning benefits it offers in respect of high quality new homes, taking account of the tilted balance set out within the NPPF.

6.6 **(c) Layout, scale and design**

Policy UD1 of the Core Strategy sets out points to consider in achieving high quality design for new development. Development should create high quality new places and should respect and enhance the character of its area.

- 6.7 The north block of the development, consisting of a 4 storey building would be similar in scale and presence to the existing buildings it replaces and would continue the established pattern of the built form within the High Street. This new building features a traditional form however with contemporary fenestration and detailing to create a high quality building and the development would create high quality new space onto the High Street. The Place Shaping Panel advised that the northern building has been found to be of a design quality that serves to justify the removal of the existing, locally listed buildings.
- 6.8 The southern block of the development is proposed to front onto Wellstones to consist of part 5 and part 8 storeys. As informed by the Taller Buildings Study (2021) and as set out in the building height policy text of the Final Draft Local Plan, the Town Centre Strategic Development Area can comfortably accommodate buildings of a ‘base height’ of up to 5 storeys on the High Street, stepping up to 8 storeys to the rear. The proposed southern block of 8 storeys would be set within this base height range. Moreover, the building onto Wellstones would be similar in height to the adjacent 7 storey development and the approved development of 8 storeys at 60 High Street. The recessed and differentiated top floor of the building would ensure that the building better relates to the adjacent 7 storey building also facing Wellstones and sits comfortably within wider contextual views from the High Street.
- 6.9 The overall design language is contemporary and this has been refined to ensure that the building would be of good visual appearance despite its very narrow and irregular site boundary and layout. The façade includes good quality materials of brickwork and anodised metal. The detailing of the brickwork proposed is of similar good quality and will create a positive visual addition to the context. The use of variation on the north-west flank walls is particularly noted to improve the visual appearance of this flank elevation.
- 6.10 The layout of the development sees all dwellings accessed via the Wellstones entrance. Although this creates a long route for the access to the northern block dwellings, this layout has been refined to create a welcoming and practical route. The entrance onto Wellstones is in the form of a glazed lobby leading to a secure entrance. This creates a clear and legible entrance with good surveillance. The route through the building is now mainly open either through this lobby or via the courtyard amenity area with internal spaces

being minimised to stairs and lifts. The lobby also provides access to bin and bicycle storage.

- 6.11 The proposal was subject to independent design review by Watford's Place Shaping Panel on 18th August 2020 and Chair's review on 12th January 2021. The panel's reports are attached at Appendices 2 and 3. In summary, the first review (Appendix 2) found concerns with the 11 storey scheme in respect of its height and visual impact and the layout and access within the development. The scheme was amended in response to these comments and the chair's review panel (Appendix 3) identified these improvements to create a generally supported scheme in terms of scale and design.

6.12 (d) Housing Provision

The development accords with Policy HS2 of the Core Strategy and would provide an appropriate mix of dwelling sizes as follows:

Dwelling type and size	Number
1-bed 2-person	14
1-bed 2-person duplex	2
2-bed 3-person duplex	2
2-bed 4-person	7
Total	25

- 6.13 It is noted that there are no 3 bed dwellings proposed however this is considered to be reasonable for a development in this location and of this number of dwellings. Furthermore, the narrow and irregular shaped plot is a further physical constraint on the provision of larger units.
- 6.14 Policy HS3 of the Core Strategy requires a 35% provision of affordable housing in all schemes of 10 units or more. The Core Strategy seeks a tenure mix of 65% affordable rent, 20% social rent and 15% intermediate tenures. The emerging policy within the draft Local Plan will again seek for 35% affordable housing however with a tenure split of 60% social rent and 40% intermediate tenures.
- 6.15 The development is proposed with no on-site affordable housing and has been submitted with a viability assessment which has been reviewed by consultants appointed by the Council. The review undertaken by the Council's consultants has confirmed that the viability of the development would not allow for a policy compliant affordable housing provision. This finds that the scheme would be in deficit and cannot afford to provide on-site affordable housing nor any commuted sum financial payment towards off site affordable housing. This is based on a reduced level of profit at 17.5% of Gross Development Value

which is within the guideline range of 15-20% considered reasonable in the government's Planning Practice Guidance. It is however recommended that the S106 includes a review mechanism to allow for a review of the development finance towards the end of the project and allow a financial payment to be made towards affordable housing should the development have an improved financial outcome.

6.16 (e) Quality of residential accommodation

6.17 *Gross Internal Areas*

Section 7.3.6 of the Residential Design Guide sets out the minimum Gross Internal Areas for new dwellings in accordance with the Nationally Described Space Standards (NDSS). The proposal provides 1 and 2 bedroom units. All of the proposed units would meet the minimum floorspace standard for the dwelling type proposed and are compliant with the NDSS.

6.18 *Light and outlook*

The achievement of good light and outlook to dwellings of the development has the potential to be limited by the narrow width of the site and built up nature of its context. A daylight/sunlight assessment following the British Research Establishment's (BRE) best practice guidance has been undertaken assessing the Vertical Sky Component (VSC), Average Daylight Factor (ADF) and Annual Probable Sunlight Hours (APSH) for the proposed new homes in the development.

6.19 This assessment finds that all rooms of the development would have acceptable daylight in respect of the VSC calculations. Due to the layout of the development with some narrow rooms, 16 rooms of the development would have daylight distribution in the rooms below the guidelines for the ADF sought, however, these would relate to 10 bedrooms and 6 Living/Kitchen/Dining rooms where only the kitchen areas are affected, with good daylight to the living and dining areas. This would therefore not undermine or prevent reasonable living environments.

6.20 In respect of sunlight, the assessment finds that 16 rooms of the development would fall below standards for year round APSH. Of the 16 rooms affected, 5 rooms are restricted only by their own balconies meaning that occupiers would still benefit from direct sun on balconies. Of the other 11 rooms, these are all north facing and so would be expected not to have direct sunlight. It is noted that all of dwellings with 11 north facing rooms below sunlight standards would have other rooms on other orientations which would meet sunlight standards. As such, the overall environment for these dwellings would

be good despite the constraints of orientation, layout and the urban context of the site.

- 6.21 In general terms, it is welcomed that all dwellings are dual aspect with most dwellings having windows to both north-east and south-west elevations. It is also noted that the layout has also included only secondary or non-habitable room windows to the flank elevations to ensure that this does not unreasonably prejudice development of adjacent sites.

6.22 *Amenity areas*

All but 4 dwellings of the development would include a private amenity space of a terrace or balcony. The first floor podium level would provide a central communal amenity area of approximately 150sqm in the form of a courtyard. This area would be below the 395sqm guidance for this number of dwellings and the area would also suffer from some overshadowing, particularly in winter months. It is however considered that subject to high quality and shade tolerant landscaping, the area would provide attractive and useable amenity space for the occupiers of the 1 and 2 bedroom dwellings and would be reasonable for a development within an urban town centre setting.

6.23 *Noise, odour and Air Quality*

The submitted acoustic report demonstrates that appropriate noise environments can be achieved within the development and the recommendations of the report are secured by condition. A condition is also recommended in respect of plant and extraction required for the two commercial premises to secure details of this plant along with noise and odour assessment details.

6.24 (f) Impacts on surrounding properties

Immediately adjacent to the south east of the site is a recent development at Nos. 54A-56 High Street with residential windows on its flank wall facing onto the proposed development site. A daylight/sunlight assessment following the British Research Establishment's (BRE) best practice guidance has been undertaken assessing the impact on Vertical Sky Component (VSC), Average Daylight Factor (ADF) and Annual Probable Sunlight Hours (APSH) to the adjacent development. This assessment is based on the 'good neighbour' principles of the BRE guidance in order to fairly assess the impact of the proposed development to the existing development. This concludes that the impacts are reasonable and acceptable.

- 6.25 All windows on the south east elevation of the proposed development facing Nos. 54A-56 are proposed as obscurely glazed to prevent unreasonable overlooking to the adjacent residential development.

- 6.26 The omission of windows to habitable rooms on the north-west flank elevation will avoid overlooking or hindrance to the potential development of the neighbouring site to the north-west.
- 6.27 (g) Car parking, access and transportation
The site is in a sustainable town centre location, close to amenities and public transport links. In accordance with Policy T26 of the Core Strategy, the site is within an area that would be suitable for car-free residential development and parking in surrounding roads can be prevented by the exemption of residents from parking permit entitlements. Car-free developments of this nature can make a valuable contribution towards addressing climate change.
- 6.28 (h) Trees and landscaping
The site does not contain any trees protected by a tree preservation order or conservation area status and does not include any trees considered as significant for retention. There are no trees on adjacent land require to have protection during the construction.
- 6.29 The landscaping scheme is indicative and is to be secured by condition to ensure that the area includes landscaping for the podium amenity area to create a useable space and for ecology enhancement of the site. It is noted that there will be some shadowing within the space due to the orientation of the development however this is reasonable and should be reflected in the landscaping scheme to ensure shade tolerant planting in more shaded areas.
- 6.30 (i) Environmental impacts
The application is accompanied by reports detailing assessments in respect of flood risk, energy and sustainability and noise impact. These technical matters have been demonstrated to be acceptable to support the planning application and relevant requirements are secured by condition.
- 6.31 (j) Section 106 and Community Infrastructure Levy (CIL)
The Council introduced the Community Infrastructure Levy (CIL) with effect from 1 April 2015. The CIL charge covers a wide range of infrastructure as set out in the Council's Regulation 123 list, including highways and transport improvements, education provision, youth facilities, childcare facilities, children's play space, adult care services, open space and sports facilities. CIL is chargeable on the relevant net additional floorspace created by the development. The charge is non-negotiable and is calculated at the time that planning permission is granted. The CIL charge applicable to the proposed development is c.£157 per m² (including indexation).

- 6.32 S.106 planning obligations can only be used to secure affordable housing provision and other site specific requirements. The planning obligations for this development are set out in Section 8 of this report.

7. Consultation responses received

7.1 Statutory consultees and other organisations

Consultee	Comments	Officer response
HCC Highway Authority	Initial comments required further information. This information was provided by the applicant and has addressed the concerns of the Highway Authority. They have confirmed no objection subject to conditions recommended.	Noted
HCC Lead Local Flood Authority	Relevant and acceptable details have been provided and conditions recommended.	Noted
HCC Waste and Minerals	General comments made.	Noted
HCC Growth and Infrastructure	No response.	Noted that Community Infrastructure Levy is applicable.
Crime Prevention	A Formal Secured by Design application should be submitted by the applicants.	Noted.
Thames Water	Condition requested for piling method statement in respect of sewer pipes.	Noted and condition added.
Fire Service	No response.	Noted
Environment Agency	No response.	Noted

7.2 Internal Consultees

Consultee	Comments	Officer response
Contamination officer	Air quality impacts require assessment. No objection regarding contamination subject to	Noted and conditions added.

	recommended condition.	
Head of Housing	The scheme of 25 units should provide 7 or 8 affordable units. Viability report is noted however with no affordable housing offer, the development is not supported by the housing team.	Noted.
Waste and recycling officer	No response received.	Noted that internal bin storage area is included at ground floor with access onto Wellstones.
Environmental Health	No comments received.	The submitted technical assessments is sufficient to confirm appropriate noise mitigation and this is conditioned.
Urban Design and Conservation Manager	Ongoing input into the design development.	Case officer has been working collaboratively with Urban Design and Conservation Manager through pre-application process to positively inform the development.

7.3 Interested parties

The application was advertised by letters to neighbours, site notices and paper adverts. The following is a summary of the representations that have been received:

Number of original consultations:	46
Number of objections:	4
Number in support:	0
Number of representations:	0
TOTAL REPRESENTATIONS:	4

Comments	Officer response
8 storey height is too tall	The 8 storeys is within what is considered as a 'base height' for development in this location as set out in the draft Local Plan. It is also in keeping with the 7 storeys at the adjacent site and 8 storeys approved at the rear of No. 60 High Street.
No car parking	The site is within a highly sustainable location suitable for people to live without cars. Residents would not be entitled to park in surrounding roads.
Loss of the existing buildings is loss to history of the town and the facades should be kept.	The buildings are not of an architectural or historic value that warrants retention as statutorily listed buildings. As local buildings of interest, the design quality of the new building onto the High Street does justify the loss of the existing buildings and allow for sustainable development of new homes.
The proposed buildings have lack of creativity and architectural merit.	The design is successful in addressing the constraints of the site and the design quality is considered to be appropriate for the position and height of the development.
The development would demolish two business premises which is harmful to the town centre.	The development re-provides two new commercial units to enhance the town centre offer.

8. Recommendation

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

Section 106 Heads of Terms

- i) To secure a financial payment to the Council of £2,000 towards the variation of the Borough of Watford (Watford Central Area and West Watford Area) (Controlled Parking Zones) (Consolidation) Order 2010 to exclude the site from the controlled parking zone, thereby preventing residents' parking permits being issued to the future occupiers of this site.

- ii) To secure a review mechanism of the viability of the development to be undertaken towards the end of the project (at 75% of flat sales) when actual build costs and sales values of the flats are known. This shall allow a financial payment to be made towards affordable housing provision where the viability of the development can be shown to have improved to provide a financial surplus.

Conditions

1. Time Limit

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.

2. Approved Drawings and Documents

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

PL001 Site Location Plan
PL100/A Existing Ground Floor Plan
PL101/A Existing First Floor Plan
PL102/A Existing Second Floor Plan
PL103/A Existing Roof Plan
PL200/G Proposed Ground Floor Plan
PL201/F Proposed First Floor Plan
PL202/E Proposed Second Floor Plan
PL203/E Proposed Third Floor Plan
PL204/E Proposed Fourth Floor Plan
PL205/E Proposed Fifth Floor Plan
PL206/E Proposed Sixth Floor Plan
PL207/E Proposed Seventh Floor Plan
PL208/D Proposed Roof Plan
PL400/C Proposed North and South Elevations- North block
PL401/F Proposed North and South Elevations- South block
PL402/E Proposed South-East Elevation
PL403/E Proposed North-West Elevation
PL510/C Proposed Longitudinal section
20046-01-006B Proposed Footway
20046-01-003B Articulated Vehicle tracking
Design and Access Statement reference A2156-PL-DAS Rev B

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

3. Surface Water Assessment

The development permitted by this planning permission shall be carried out in accordance with the approved surface water drainage assessment carried out by Flo Consult UK Ltd dated January 2021, project number 570 Revision D and the following mitigation measures detailed within the FRA:

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 2.7 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 53m³ (or such storage volume agreed with the LLFA) of total storage volume in blue roof and underground attenuation tank.
3. Discharge of surface water from the private network to the Thames Water surface water sewer.

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.

4. Surface Water Drainage Scheme

No development shall take place until a detailed surface water drainage scheme for the site based on the approved drainage strategy and sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including 1 in 100 year + climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

1. Detailed engineered drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including any connecting pipe runs.

2. Final detailed post-development drainage calculations for all rainfall events up to and including the 1 in 100 + 40% climate change event including half drain down times.
3. Exceedance flow paths for surface water for events greater than the 1 in 100 year including climate change allowance.
4. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

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

5. New Access Surface Water

Prior to the first occupation of the development hereby permitted the vehicular access shall be completed and thereafter retained as shown on drawing number 20046-01-006 Rev B in accordance with details/specifications to be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Prior to use appropriate arrangements shall be made for surface water to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

6. Highway Improvements - pavement

Notwithstanding the details indicated on the submitted drawings, no on-site works above slab level shall commence until a detailed scheme for the off-site highway improvement works as indicated on drawing number 20046-01-006 Rev B have been submitted to and approved in writing by the Local Planning Authority.

Prior to the first use of the development hereby permitted, the improvement works referred to in this condition shall be completed in accordance with the approved details.

Reason: To ensure construction of a satisfactory development and that the highway improvement works are designed to an appropriate standard in the interest of highway safety and amenity and in accordance with Policy 5, 13 and 21 of Hertfordshire's Local Transport Plan (adopted 2018).

7. Construction Management Plan

No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority.

Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Management Plan shall include details of:

- a. Construction vehicle numbers, type, routing;
- b. Access arrangements to the site;
- c. Traffic management requirements;
- d. Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);
- e. Siting and details of wheel washing facilities;
- f. Cleaning of site entrances, site tracks and the adjacent public highway;
- g. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;
- h. Provision of sufficient on-site parking prior to commencement of construction activities;
- i. Post construction restoration/reinstatement of the working areas and temporary access to the public highway;
- j. Where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

8. Piling Method Statement

No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.

9. Reporting of Unexpected Contamination

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.

10. 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 have been submitted to and approved in writing by the Local Planning Authority; and
- b. sample panels have been constructed on site to show the typical facades including brickwork, 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.

11. Hard landscaping

No part of the development shall be occupied until full details of a hard landscaping scheme have been submitted to and approved in writing by the Local Planning Authority, and the works have been carried out in accordance with the approved details. The detailed scheme shall be based upon the Landscape Strategy of the Design and Access Statement reference A2156-PL-DAS Rev B and shall include details of seating, planters, site boundary treatments, lighting and the materials and drainage of all hardstanding.

Reason: In the interests of the visual appearance of the site and the local area pursuant to Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

12. Soft Landscaping

No part of the development shall be occupied until a detailed soft landscaping scheme for the site and a landscape management and maintenance plan, has been submitted to and approved in writing by the Local Planning Authority.

The detailed scheme shall be based upon Landscape Strategy of the Design and Access Statement reference A2156-PL-DAS Rev B and shall include details of planting appropriate for the sunlight conditions for the relevant areas. 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 and to ensure amenity and ecology enhancements, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

13. Plant

No part of the commercial premises of the development shall be occupied until details of all plant, ventilation and extraction systems for the commercial premises have 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. Details shall include appropriate noise and odour/air quality assessments carried out in accordance with BS4142 and undertaken by appropriately qualified technical consultants. The approved works shall be retained at all times.

Reason: To prevent noise and odour disturbance and in the interests of amenities of neighbouring and future occupiers of the development.

14. Noise mitigation

No part of the development shall be occupied until the sound insulation measures have been installed in line with the specifications and recommendations of the Acoustic Design Statement Technical Report, ref 34109-R2, dated 12/01/2021 prepared by Sound Solutions Consultants. These measures shall be retained at all times.

Reason: In the interests of amenities of future occupiers of the development.

15. Refuse and recycling

No part of the development shall be occupied until the refuse and recycling facilities shown in the Design and Access Statement and on drawing number PL200 Rev G have been constructed and made available for use. These facilities shall be retained as approved at all times.

Reason: In the interests of the visual appearance of the site and to ensure that adequate facilities exist for residents of the proposed development, in accordance with saved Policy SE7 of the Watford District Plan 2000.

16. Cycle storage

No part of the development shall be occupied until the cycle parking facilities shown in the Design and Access statement and on drawing number PL200 Rev G 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.

17. Communal Satellites/aerials

No dwelling shall be occupied until details of communal terrestrial television aerial(s) and satellite dish(es) to serve the dwellings have 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. No other aerials or satellite dishes shall be installed on the buildings.

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. Retention of lobby and glazing

No part of the development shall be occupied until the residential entrance lobby from Wellstones has been installed as shown in the approved drawings and sections 10.0 and 11.0 of the Design and Access Statement. The entrance lobby layout, facilities and glazing shall be retained as approved at all times.

Reason: In the interests of amenities of occupiers and 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.

19. Obscure glazing

The upper floor windows in the south east side elevation shown in the approved drawings to be obscurely glazed, 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 pursuant to Policies SS1 and UD1 of the Watford Local Plan Core Strategy 2006-31 and the Residential Design Guide 2016.

Informatics

1. IN907 – Positive and proactive statement
2. IN909 – Street naming and numbering
3. IN910 – Building Regulations
4. IN911 – Party Wall Act
5. IN912 – Hours of Construction
6. IN913 – Community Infrastructure Levy Liability
7. IN915 – Highway Works – HCC agreement required