

Committee Date	Tuesday 7 September 2021
Application Reference	21/00934/VARM
Site Address	Hannay House, 37-39 Clarendon Road, Watford WD17 1JA
Proposal	Variation of conditions 2, 21, 22 and 23 of planning permission references 17/00470/FULM and 21/00933/NONMAT
Applicant	Regal Clarendon Ltd
Agent	Regal Clarendon Ltd
Type of Application	Variation of Condition
Reason for Committee Item	Major Development
Target Decision Date	Friday 10 th September 2021 (extended by agreement)
Statutory Publicity	Site Notice and Neighbour Letters
Case Officer	Helen Harris; helen.harris@watford.gov.uk
Ward	Central

1. Recommendation

- 1.1 That planning permission be granted, subject to a Deed of Variation executed under s106 of the Town and Country Planning Act 1990 (as amended), subject to conditions as set out in Section 8 of this report.

2. Site and Surroundings

- 2.1 The site is located on the western side of Clarendon Road, close to the junction with Beechen Grove. It is rectangular in shape and has an area of 0.40 hectare. It adjoins Jury's Inn to the south and has a rear boundary that adjoins Beechen Grove. It comprises of a 4-storey office block on the frontage (Hannay House) which dates from the 1960s. To the rear is a second, 3-storey office block (Millbuck House) which has been vacant since 1997.
- 2.2 The site is located in the Town Centre SPA in the Core Strategy and within an allocated employment area (E7a) in the Watford District Plan 2000. There are parking restrictions, including a Residential Control Parking Zone along the roads within the vicinity of the site. The site is not located within a conservation area and there are no listed or locally listed buildings within, or adjoining, the site.

3. Summary of the Proposal

3.1 Proposal

3.2 To vary the drawings approved by application reference 17/00470/FULM and the subsequent amendments approved under reference 21/00933/NONMAT to increase the number of units from 154 to 168 within the approved envelope of the existing building with associated elevational changes. The approved mix of accommodation and affordable housing contribution would be amended.

3.3 Planning Balance and Conclusion

3.4 The change to the mix of accommodation, with an increased provision of one and three bedroom units from that originally consented is considered acceptable in this location. The proposed changes to the approved building are relatively minor and are required predominantly to comply with certain specific Building Regulations and Fire Safety Regulations. The proposal would not appear externally to be significantly different than the consented scheme.

3.5 The cycling and refuse stores are of a sufficient size to accommodate the increase in cycle parking and refuse requirements.

3.6 There would be no additional detriment to the light, outlook or privacy of neighbouring properties incurred relative to the consented scheme.

3.7 The uplift in the affordable housing contribution of £150,000, from £1.65M to £1.8M, subject to indexation, for the additional 14no. units is considered the maximum reasonable contribution that the scheme can viably make towards the provision of affordable housing off-site.

3.8 Taking the above into account, there are considered to be no adverse effects that outweigh the benefits of the proposal and therefore it is recommended that the application should be approved.

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 Planning History

- 5.1 The application site has the following planning history:

- 5.2 17/00470/FULM – Proposed mixed use development comprising up to 11,180 sqm of Class B1(a) office space on 8 floors, 154 residential units on 23 floors, up to 496 sqm of Class A3 café/restaurant space on the ground and 9th floors, 1st floor gym, basement car and cycle parking, access, landscaped rooftop amenity space and associated works. Conditional Planning Permission was granted on 1st May 2018, subject to a signed s.106 legal agreement. On 29th July 2020, a deed of variation to the Section 106 was approved at Committee. The deed of variation sought to fix the affordable housing contribution and remove the review mechanism.

- 5.3 18/00894/NONMAT - Section 96a application for design revisions including:
- Omission of one level of basement and increase in size of the remaining two upper level basement floors;
 - Reduction in car parking from 200 to 180 spaces;
 - Relocation of substation from basement to ground level;
 - Adjustment of floor to ceiling heights within both the office and residential floorspace;
 - Overall increase in building height by 1.6m (above the approved building parameters);
 - Internal reconfiguration of mezzanine level and back of house plant/servicing areas; and
 - Increase in ground floor reception area and relocation of café.

Approved on 3rd December 2018.

- 5.4 20/00600/NONMAT - Section 96a application for internal reconfiguration of the ground floor office entrance, increase in the level of ceiling height at mezzanine level and creation of 1,065sqm additional office space.

Approved on 16th June 2020.

- 5.5 21/00933/NONMAT – Section 96a application for the description of development. (Proposed mixed use development comprising Class E office space, Class C3 residential units together with Class E cafe/restaurant, ancillary gym, basement car and cycle parking, access, landscaped rooftop amenity space and associated works.)

Approved on 2nd July 2021.

- 5.6 These three subsequent Section 96a amendment applications are to be read alongside the original 2018 planning permission which collectively form the implemented set of planning approvals for the site.
- 5.7 Following the discharge of all pre-commencement conditions in April 2021, a Certificate of Lawfulness Application was granted on 7th April 2021 (ref: 21/00520/LDC) confirming the lawful implementation of planning permission 17/00470/FULM. This means that notwithstanding the outcome of the current application that the original permission granted in 2018 remains extant.

6. Main Considerations

- 6.1 This variation of condition application only considers matters where this proposal differs from the consented scheme which remains extant. The principle of the development, the scale of the building, the impact upon heritage assets, the impact upon surrounding properties and environmental considerations are unchanged.

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

- (a) Design;
- (b) Housing Mix;
- (c) Quality of the Proposed Residential Accommodation;
- (d) Affordable Housing Provision; and
- (e) Servicing and Parking

6.3 (a) Design

- 6.4 Relative to the consented proposal, there would be minor changes to the elevations. These changes are required to ensure compliance (and in some

instances, exceedance) with the necessary Building Control and Fire Safety Regulations.

- 6.5 The proposed design changes include the following:
- Relocation of the glass balustrading along the inside wall in order to provide the impression of a Juliette balcony to the residential flats;
 - Insertion of new structural openings to allow for increased daylight provision to some of the consented units which do not benefit from natural outlook;
 - Substitution of glazed spandrel panelling to PPC aluminium to achieve fire safety compliance;
 - Enhancement to the fenestration and rhythm of the façade to align with the new internal layouts and structural column design.
- 6.6 The application also proposes a number of design enhancements within the residential accommodation to improve the quality of amenity and buildability of the residential flats. These are as follows:
- Improved internal configuration at first floor level by rationalising the plant space to ground / basement level and omitting the mezzanine floor entirely to improve the quality of natural light within the two newly created residential units at level 1;
 - Omission of the duplex units within the penthouse flats to provide three additional flats;
 - Increase in ground floor to ceiling heights to allow for sufficient ceiling mounted services; and
 - Reduction in the storey height of each residential floor by 100mm (from 3.1m to 3.0m) and lowering the crown by one metre to ensure a more optimum wind brace design.
- 6.7 The proposed change to the positioning of the glass balustrades along the internal face of the wall will not significantly alter the external appearance of the building and the full-height sliding door arrangement to the façade as originally consented will remain unchanged. The rhythm of the façade has been updated to align with the structural column design and the new internal layouts of the flats. The internal glazing to the winter gardens has been omitted to allow for better functionality of the living room spaces and to lessen the 'glass box' overheating effect to the internal accommodation resulting from excessive solar gain. The fenestration proposed would continue to function as a Juliette balcony in the living room.
- 6.8 The separation distances from surrounding buildings is unchanged, which remains compliant with Watford's Residential Design Guide.

6.9 (b) Housing Mix

6.10 The proposed development is in a sustainable town centre location close to public transport facilities and is not on land at risk of flooding or within designated employment land, open space or land with high biodiversity, landscape or cultural heritage significance. Therefore, the proposal is consistent with Policy HS1 of the Core Strategy. The proposal would contribute towards meeting the Borough's housing target, which should be afforded considerable weight in consideration of the application given the Council's current position in terms of housing delivery

6.11 The consented mix of accommodation approved comprises 54 x studios (35%), 48 x 1 bed (31%), and 52 x 2 bed (34%) units. The proposed mix of accommodation comprises 55 x studios (33%), 54 x 1 bed (32%), 50 x 2 bed (30%) units and 9 x 3-bed (5%) units.

6.12 This revised housing mix would allow for the addition of 9no. 3-bedroom flats to the scheme. The introduction of 3-bedroom family-sized homes is welcomed and responds positively to the emerging draft Local Plan policy which, when adopted, will set a strategic target that 20% of all new homes should be family sized (3-bedroom+). The proposed housing mix is considered acceptable given the accessible, relatively central location of this development, where higher density development is considered acceptable.

6.13 (c) Quality of the Proposed Residential Accommodation

6.14 Within the main tower, consolidation of the floor-to-ceiling heights have allowed for two additional storeys to be created without any significant increase to the overall height of the tower, with six flats on each floor (total addition of 6no. 1-bed, 2-person sized flats and 6no. 2-bed, 4-person sized flats) which are arranged around the main lift/stair core. These will face in all directions and all will be either south facing or dual aspect with at least one elevation facing west, south or east. This will ensure the vast majority of the flats will have good levels of outlook, daylight, sunlight and privacy.

6.15 The club room has been omitted at the first floor and all of the residential amenities are now shown to be consolidated at the ground floor. Two flats have been added at first floor. One would be a 2-bed, 3-person sized flat and one would be a 1-bed, 2-person sized flat and both would be afforded good south-facing aspect.

6.16 All of the proposed residential units will meet or exceed the Nationally Described Space Standards for new residential dwellings and will have good levels of natural light, outlook and privacy. As before, conditions for appropriate glazing and mechanical air supply/extract system will ensure suitable internal noise

levels and ventilation. Overall, the quality of the proposed accommodation is considered to be acceptable.

6.17 (d) Affordable Housing Provision

- 6.18 Policy HS3 of the Core Strategy states that a rate of 35% affordable housing will be sought on major applications of 10 residential units and above and only in exceptional circumstances will the council consider a lower level of affordable housing provision, where the developer can demonstrate exceptional planning, or other constraints on the development of the site through the submission of a development viability appraisal. In this case, as part of the original consent the Council agreed that no on-site affordable housing would be provided and instead the development would provide a financial contribution in lieu towards affordable housing off-site. The level of contribution to be provided was originally subject to a review mechanism to be implemented towards the end of the project. However, in July 2020 the Development Management Committee approved a deed of variation to the s106 agreement to remove the review mechanism and fix the contribution at £1.65M. This contribution was established through a viability appraisal of the original consented scheme, independently verified by the Council's own advisors, and was agreed to be the maximum reasonable amount that could be secured from the original scheme.
- 6.19 The current proposals would see an uplift in the number of homes (and consequently residential floorspace) to be delivered through the scheme and therefore the impact of this change on the viability of the scheme needs to be considered. The applicant has submitted an updated viability appraisal to assess the impact of the proposed changes on the viability of the development.
- 6.20 The Council has appointed Aspinall Verdi to independently review the applicant's viability appraisal submitted as part of this planning application. Their assessment shows that the proposed development, including the proposed changes, generates a deficit of £12M and therefore concludes the scheme could not viably make a financial contribution towards the provision of policy compliant on site affordable housing. Notwithstanding the position on viability, a contribution of £1.65M has already been agreed reflecting the critical need for affordable housing in Watford and recognising this the applicant has offered a pro-rata increase on the agreed contribution of £150,000 based on the increase of 14no. additional residential units. This pro-rata increase would increase the base contribution, before indexation is applied, from £1.65M to £1.8m. When current indexation is applied to the original £1.65M contribution the present day value of the contribution is circa £2M.

- 6.21 (e) Servicing and Parking
- 6.22 Relocation of the ramp along the northern elevation, together with the increase in building footprint towards Clarendon Road has provided for an improved basement layout, allowing for the increase of up to 30no. vehicular parking spaces at lower ground floor level.
- 6.23 The applicant has once again agreed that the development be excluded from the CPZ in order to ensure future residents are not entitled to parking permits and to avoid the possibility of overspill parking from the development. This can continue to be secured by a s.106 planning obligation.
- 6.24 The consented permission had 154no. cycle spaces (based on a ratio of 1no. space per unit). This ratio is maintained in this application with an increase in cycle parking provision proposed to 168no. cycle storage spaces (to reflect the proposed uplift in the number of residential units). The commercial cycle store is split from the residential store and the proposed application provides 96no. long-term and 25no. short-term cycle spaces. This compares with the 94no. long-term and 24no. short-term commercial cycle provision under the consented permission. This complies with cycle space standards.
- 6.25 With regards to the bin store, on the approved ground floor plan (drawing ref: 10370_PL_100 Rev E), a 3-fold arrangement of bins was shown which was considered acceptable. The proposed bin storage provision follows the same principles established under the original consent which seeks to provide the total number of bins required by the council within a similar sized storage area (drawing ref: 1152-PL-AA00). This area is sufficient to accommodate the refuse and recycling requirements of the additional proposed units.
- 6.26 A 24-hour concierge is proposed to be provided at this development, together with a managed strategy to rotate the bins when they are filled to capacity until collection day, so that residents are always able to access empty or partially empty bins when required (to prevent any excessive piling up of waste).
- 6.27 It is considered that the refuse and cycle stores have adequate capacity to serve the proposed increased number of units.

7. Consultation Responses Received

7.1 Statutory Consultees and Other Organisations

None consulted.

7.2 Internal Consultees

Name	Officer's Comment
Waste and Recycling	Object on the basis of the bin layout. Officers note that waste and recycling team did not issue any comment to the original scheme, which proposed a similar arrangement. The capacity of the bin store is considered sufficient to accommodate the additional units. Please refer to 6.25 and 6.26 of this report for response to this objection.

7.3 Interested Parties

Letters were sent to 162no. properties in the surrounding area. No responses have been received.

8. Recommendation

That, pursuant to a Deed of Variation 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:

Deed of Variation Heads of Terms

- i) To secure a total financial contribution of £2,008,241 in lieu of on-site affordable housing. (i.e. uplift from £1,650,000 to £1, 858,241 allowing for indexation, plus an uplift of £150,000)
- ii) 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 this site.

Conditions

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.

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

1152-PL-AA90 SITE LOCATION PLAN

10370-PL_104_-_3RD-6TH_FLOOR_PLAN10370-PL_105_-_7TH_FLOOR_PLAN

10370-PL_106_-_8TH_FLOOR_PLAN

10370-PL_107_-_9TH_FLOOR_PLAN

10370-PL_108_-_10TH-19TH_FLOOR_PLAN

10370-PL_120_-_BASEMENT_LEVEL_1-681521(1)

10370-PL_121_-_BASEMENT_LEVEL_2-681519(1)

10370_PL_130_F_-_SOUTH_ELEVATION

10370_PL_131_E_-_WEST_ELEVATION

10370_PL_132_F_-_EAST_ELEVATION

10370_PL_133_F_-_NORTH_ELEVATION

10370_PL_134_E_-_SECTION_ELEVATIONS

10370PL_100_E_GROUND_FLOOR_PLAN-856430(1)

10370PL_101_D_MEZZANINE_FLOOR-856431(1)

10370PL_102_E_1ST_FLOOR_PLAN-856432(1)

10370PL_103_E_2ND_FLOOR_PLAN-856433(1)

1152-PL-AA00 - GROUND FLOOR PLAN

1152-PL-AA01 - 1ST FLOOR PLAN

1152-PL-AA02 - 2ND FLOOR PLAN

1152-PL-AA03 - 3RD FLOOR RESIDENTIAL

1152-PL-AA04 - 4TH FLOOR RESIDENTIAL 3RD FLOOR OFFICE

1152-PL-AA05 - 5TH FLOOR RESIDENTIAL 4TH FLOOR OFFICE

1152-PL-AA06 - 6TH FLOOR RESIDENTIAL 5TH FLOOR OFFICE

1152-PL-AA07 - 7TH FLOOR RESIDENTIAL
1152-PL-AA08 - 8TH FLOOR RESIDENTIAL 6TH FLOOR OFFICE
1152-PL-AA09 - 9TH FLOOR RESIDENTIAL 7TH FLOOR OFFICE
1152-PL-AA10 - 10TH FLOOR RESIDENTIAL 8TH FLOOR OFFICE
1152-PL-AA11 - 11TH FLOOR RESIDENTIAL 9TH FLOOR OFFICE
1152-PL-AA12 - 12TH-21ST FLOOR RESIDENTIAL

1152-PL-AA13 - 22ND-24TH FLOOR RESIDENTIAL
1152-PL-AA14 - 25TH FLOOR RESIDENTIAL
1152-PL-AA20 - BASEMENT LEVEL -1 FLOOR PLAN
1152-PL-AA21 - BASEMENT LEVEL -2 FLOOR PLAN
1152-PL-AA30 - SOUTH ELEVATION
1152-PL-AA300 - RESIDENTIAL - GIA UNIT AREAS ACCOMMODATION
SCHEDULE
1152-PL-AA301 - OFFICE - AREAS
1152-PL-AA31 - WEST ELEVATION
1152-PL-AA32 - EAST ELEVATION
1152-PL-AA33 - NORTH ELEVATION
1152-PL-AA34 - SECTION ELEVATIONS
1152-PL-AA502 - RESIDENTIAL FACADE
1152-PL-AA503 - OFFICE FACADE
1152-PL-AA504 - CAFE_OFFICE FACADE
1152-PL-AA91 RED LINE PLAN
PL_501 – WINDOW CLEANING STRATEGY
DAS ADDENDUM (DATED JUNE 2021)

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

3. The development permitted by this planning permission shall be carried out in accordance with the approved Drainage Strategy Report by SLR Consulting (ref. 402.06661.00004 Version 2.0, dated July 2017) approved as part of planning permission reference: 17/00470/FULM and the following mitigation measures detailed within the FRA:
 - i) Limiting the surface water run-off rates to maximum of 54.3l/s for the 1in 100 year rainfall event with discharge into Thames Surface Water sewer.

- ii) Provide attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event. iii) Implementing the appropriate drainage strategy using appropriate SuDS measures as indicated on drawing no. 1620002979-RAM-XX-DRC-00100 Rev P2.

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 storage of and disposal of surface water from the site.

4. The development permitted by this planning permission shall be carried out in full accordance with the approved Drainage Layout 9ref: 140682/2000_rev D, dated 15.02.2021, as approved under planning reference: 20/01485/DISCON.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

5. No external facing materials shall be installed on the building until full details and samples of all the materials to be used for the external surfaces of the building, including the plant enclosures at roof level, have been submitted to 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. No external facing materials shall be installed on the building until a noise mitigation scheme for all the proposed residential dwellings on the 1 st-6th floors with windows facing Beechen Grove, based upon the recommendations of the Environmental Noise Assessment by SLR dated March 2017 (Ref. No. 403.06661.00003, Version Final), has been submitted to and approved by the Local Planning Authority. The scheme shall include the details and specifications of the sound reduction performance of all glazed and non-glazed elements of the building facades. No dwelling shall be occupied until the approved mitigation measures have been installed in full, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure good indoor ambient noise levels are achieved in accordance with BS 8233:2014 for the future occupiers of the dwellings.

7. No external facing materials shall be installed on the building until the specification of a mechanical air supply/extract system for each of the residential dwellings on the 1st-6th floors with windows facing Beechen Grove has been submitted to and approved in writing by the Local Planning Authority. The system must be capable of providing background and rapid ventilation for cooling with the windows of the dwellings being closed. The system must not compromise the sound insulation of the façades. Details of the siting of any air intake; extraction units; generators and other mechanical equipment serving this system that are likely to give rise to noise should be submitted, along with details of noise attenuation measures to be incorporated to ensure these units do not give rise to a noise nuisance. No dwelling shall be occupied until the approved mitigation measures have been installed in full, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure good indoor ambient noise levels are achieved in accordance with BS 8233:2014 for the future occupiers of the dwellings.

8. No external facing materials shall be installed on the building until the specification of a mechanical air supply/extract system for each of the residential dwellings on the 8 th-11th floors with windows on the south elevation facing Jury's Inn has been submitted to and approved in writing by the Local Planning Authority. The system must be capable of providing background and rapid ventilation for cooling with the windows of the dwellings being closed and be able to filter out cooking odours. The system must not compromise the sound insulation of the façades. Details of the siting of any air intake; extraction units; generators and other mechanical equipment serving this system that are likely to give rise to noise should be submitted, along with details of noise attenuation measures to be incorporated to ensure these units do not give rise to a noise nuisance. No dwelling shall be occupied until the approved mitigation measures have been installed in full, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent ingress of cooking odours to the flats from the kitchen extract of Jury's Inn adjoining the site, in the interests of the future occupiers of the dwellings.

9. No impact 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 impact on local underground sewerage utility infrastructure.

10. No part of the development shall be occupied until a detailed hard landscaping scheme for the site, including details of the roof gardens, site boundary treatments 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. The detailed scheme shall be based upon the Landscape Strategy contained within the Design and Access Statement dated 3rd April 2017 by PRC Architecture and Planning approved as part of planning permission reference: 17/00470/FULM.

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.

11. No part of the development shall be occupied until a detailed soft landscaping scheme for the site, including details of the roof gardens and 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 Strategy contained within the Design and Access Statement dated 3rd April 2017 by PRC Architecture and Planning approved under planning permission reference: 17/00470/FULM. 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.

12. No part of the development shall be occupied until the modified access and egress arrangements from Clarendon Road, as shown in principle on the approved drawings, and the servicing and delivery areas to the front and side of the building, have 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.

13. No dwelling within the development shall be occupied until the following facilities have been provided for the use of residents, in accordance with the approved drawings:
- (i) the secure cycle store for at least 168no. cycles;
 - (ii) the bin store for waste and recycling;
 - (iii) the storage cages within the storage rooms on the 1 st-6th floors;
 - (iv) the roof gardens at 7th floor level and on the roof of the tower.

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.

14. No part of the office floorspace shall be occupied until the following facilities have been provided for the use of employees, in accordance with the approved drawings:
- (i) the secure cycle stores for at least 97 cycles and shower/locker facilities for employees;
 - (ii) the secure cycle stores for at least 24 cycles for visitors;
 - (iii) the bin store for waste and recycling

These facilities shall be retained at all times. Reason: To provide sustainable travel alternatives for employees and visitors, in accordance with Saved Policy T10 of the Watford District Plan 2000 and Policy T3 of the Watford Local Plan Core Strategy 2006-31, and to ensure adequate waste storage in accordance with Saved Policy SE7 of the Watford District Plan 2000.

15. No part of the office floorspace shall be occupied until a detailed Travel Plan for the development, based upon the Hertfordshire County Council document 'Hertfordshire Green Travel Plan Guidance', has been submitted to and approved in writing by the Local Planning. The approved plan shall be implemented as approved at all times, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development offers a wide range of travel choices to reduce the impact of travel and transport on the environment, in accordance with Policy T3 of the Watford Local Plan Core Strategy 2006-31.

16. No plant or equipment shall be installed within the roof level plant room until an acoustic assessment has been submitted to and approved in writing by the Local Planning Authority which demonstrates that the sound pressure level from the plant room will be at least 10dB below the lowest LA90 (15 minute) noise level measured at 1m from the adjoining residential flats when all plant and equipment is operational. The assessment shall include appropriate noise mitigation measures. All plant and equipment shall be installed as approved and no plant or equipment shall be brought into operation until the approved mitigation measures have been installed.

Reason: To ensure the operation of the plant and equipment does not give rise to noise nuisance to the residential occupiers.

17. All plant and equipment shall only be sited within the designated plant enclosure shown on the approved drawings. No plant or equipment shall be installed outside the approved plant enclosure unless details have been submitted to and approved in writing by the Local Planning Authority. Details to be submitted for approval shall include siting, size, appearance and technical specifications relating to noise.

Reason: In the interests of the visual appearance of the site and the amenities of the residential occupiers, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

18. No dwelling shall be occupied until details of a communal terrestrial television aerial(s) and satellite dish(es) have been submitted to and approved in writing by the Local Planning Authority.

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

19. 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.

20. The cleaning of the building shall only be undertaken using a monorail and cradle access system with the cradle stored at ground level, in accordance with the submitted details, unless otherwise agreed in writing by the Local Planning Authority.

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

21. The ground floor commercial unit adjoining the office entrance (eastern unit) shall only be used as a café/restaurant within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose. The use shall not be open to the public before 0800 hours or after 2300 hours on any day.

Reason: The site is located within a designated employment area and in the interests of the functioning and appearance of the site and the amenities of residents within the development.

22. The ground floor commercial unit adjoining the residential entrance (western unit) shall only be used as a café/restaurant within Class E or as offices within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purposes. The use shall not be open to the public before 0800 hours or after 2300 hours on any day.

Reason: The site is located within a designated employment area and in the interests of the functioning and appearance of the site and the amenities of residents within the development.

23. The commercial unit at 8th floor level on the roof of the office building shall only be used as a café/bar within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose.

Prior to commencement of the development the hours of public access to this unit and outdoor terrace shall be submitted to and approved in writing by the Local Planning Authority. The use shall only be operated in accordance with the approved hours for public access.

Reason: The site is located within a designated employment area and to ensure public access to this use in accordance with the planning application.

24. The development permitted by this planning permission shall be carried out in full accordance with the approved phasing scheme as set out in Construction Phasing Strategy received 26 February 2021, Phasing Programme received 26

February 2021 and Site Phasing Plan – General Arrangement (ref: 150), as approved under planning reference: 21/00281/DISCON.

Reason: The site is located within a designated employment area and to ensure the office building is constructed at the same time as the residential building.

Informatives

1. IN907 - Positive and proactive statement - GRANT
2. IN910 - Building Regulations
3. IN912 - Hours of Construction
4. IN909 - Street Name and Numbering
5. IN913 - Community Infrastructure Level Liability
6. HIGH – Storage of Materials – Highway
7. OBSHIG – Obstruction of the Highway
8. MUD – Mud on highway