

Committee date	Monday, 14 March 2022
Application reference	21/01811/FULM 19-21 Clarendon Road Watford WD17
Site address	1JR
Proposal	Demolition of the existing building on site and redevelopment of the site for residential use (Use Class C3) and flexible commercial spaces (Use Class E) at ground floor with associated, cycle parking, internal and external amenity space and landscaping.
Applicant	IDA London Holdings
Agent	Iceni Projects
Type of Application	Major Full Planning Permission
Reason for committee Item	Major Full Planning Permission
Target decision date	15 th March 2022
Statutory publicity	Site Notice and Paper Advertisement
Case officer	Alice Reade, alice.reamde@watford.gov.uk
Ward	Central

1. Recommendation

That planning permission be granted subject to conditions and S106 requirements, as set out in section 8 of this report.

2. Site and surroundings

- 2.1 The site is located at the southern end of Clarendon Road, towards the northern edge of Watford Town Centre. The Site is positioned at the corner of Clarendon Road with Beechen Grove. The site of 0.08ha is currently occupied by a vacant 3 storey commercial building, which was previously an RBS Bank and office space. The frontage of the site contains an area of hard landscaping and to the rear is an area of shared car parking with surrounding properties and an access road in the form of Watford House Lane. To the north of the site lies an area of recently improved public realm, which separates the site from Beechen Grove.
- 2.2 Immediately north of the site is a Jury's Inn Hotel, of between 6 and 8 storeys and beyond this lies the northern portion of Clarendon Road which hosts a number of commercial office developments which range in height between 4 and 12 storeys. The Clarendon Road context also includes development underway including for up to 20 storeys at 37-39 Clarendon Road. Opposite the site to the east is Arliss Court, an office building converted to residential.

- 2.3 Directly south are two semi-detached 3 storey commercial units, Nos. 15 and 17, currently occupied by an estate agent and charity shop. Further south is Watford Town Centre which provides access to a number of commercial, retail and food offerings along the High Street and within the Atria Shopping Centre. Immediately to the west is the 4 to 5 storey buildings of 23-37 The Parade including NRG Gym and the entrance to Watford Market.
- 2.4 The Grade II Listed Watford Palace Theatre is located to the east of the Site, and Beechen Grove Baptist Church, also Grade II Listed sits to the north east on the opposite corner of the adjacent junction. A number of locally listed buildings sit to the south including on the High Street and No1 Watford House Lane. The site itself is not located within a conservation area, however, two are within close proximity with the Civic Core Conservation Area approximately 100m to the west and the Estcourt Conservation Area approximately 100m to the north east.
- 2.5 The Clarendon Road frontage of the site is within a secondary retail frontage. The site 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.
- 2.6 In the emerging Final Draft Watford Local Plan, the site is identified within the Core Development Area and, more specifically, the Town Centre Strategic Development Area (CDA2.2). The site is allocated as a site suitable for residential-led mixed use development (Site Allocation MU12).

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) Part 8 and part 12 storey building
- ii) Comprising 65 dwellings as follows:
 - 18 x Studio
 - 29 x 1 bed 2 person
 - 18 x 2 bed 4 person
- iii) Ground floor café/business lounge plus a flexible community space, total 116sqm
- iv) Bin and cycle storage
- v) Landscaping

3.3 Conclusion

This town centre site is considered as a central and sustainable location suitable for higher density development. The proposed development would make efficient use of this town centre site to provide high quality residential dwellings in a sustainable location whilst also adding to the commercial offer and town centre vitality.

- 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. The scheme, at a maximum of 12 storeys, responds to the scale and massing of its context and sits comfortably within the Watford townscape. By virtue of its scale, massing and materiality, it is found that the development will have no detrimental impact on the setting of the nearby listed buildings. The detailed design and material selection would create an attractive and well articulated building that makes positive references to nearby listed buildings. The layout and landscaping of the development would create notable enhancements to the public realm around the site.
- 3.5 The dwellings within the development would be high quality with good light and outlook and appropriate mitigation against noise impact from the busy location. The development would not harm the amenities of neighbouring properties and offers commendable sustainability enhancements.
- 3.6 Although the development does not have sufficient viability to deliver on site affordable housing, a payment of £300,000 is secured for off-site investment in affordable housing by the Council and a review mechanism is recommended to secure further payments to affordable housing should the scheme viability improve.
- 3.7 The development of brownfield land at this sustainable town centre location, to provide new homes and commercial space, is compliant with current and emerging local policy and the NPPF. The scale, massing and design of the development is successful and would have an appropriate relationship with heritage assets, in accordance with policies UD1 and UD2 of the Core Strategy and NPPF.

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 2019 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 scored below 75% in the most recent Housing Delivery Test results for 2021 and therefore the ‘tilted balance’ applies to the determination of this planning application.

5. Relevant site history/background information

- 5.1 Pre-application discussions have been ongoing since 2020 and advice has been provided in respect of potential hotel and residential developments of up to 22 storeys in height. This process has included officer meetings and advice notes and review by the Watford Place Shaping Panel in July 2020, February 2021 and April 2021.
- 5.2 Planning application reference 21/00887/FULM was submitted in June 2021 for a building of 22 storeys and 103 residential units with flexible commercial space at ground floor. This application was subsequently withdrawn in October 2021 following officer advice that the proposed height of 22 storeys would not be supported.
- 5.3 Further pre-application work was undertaken including a further review by the Watford Place Shaping Panel on 9th November 2021 from which the current application has been informed. The reports of the Watford Place Shaping Panel from February, April and November 2021 are appended to this report.

6. Main considerations

- 6.1 The main issues to be considered in the determination of this application are:
- (a) Principle of mixed use development
 - (b) Layout, scale and design

- (c) Heritage
- (d) Housing mix
- (e) Quality of residential accommodation
- (f) Affordable housing
- (g) Impacts on surrounding properties
- (h) Car parking, access and transportation
- (i) Trees and landscaping
- (j) Environmental impacts
- (k) Section 106 and Community Infrastructure Levy (CIL)

6.2 (a) Principle of mixed use development

The existing building on site is not listed or locally listed and is not within a conservation area. There is, therefore, no policy objection to the demolition of this building.

6.3 The Special Policy Area for the Town Centre (SPA1) of the Core Strategy applies to the site and this seeks a balanced provision of town centre facilities and infrastructure throughout the town centre. The Final Draft Local Plan carries limited weight, however, it will also support opportunities for transformational development within the Town Centre Strategic Development Area and also identifies this site as an allocated site for mixed use development (site MU12).

6.4 The proposed mixed use development with residential dwellings is therefore supported in accordance with SPA1 and Policy HS1 of the Core Strategy. The proposed ground floor commercial and community premises would be appropriate uses for the site and context and would accord with the retail frontage designation of the site onto Clarendon Road.

6.5 The principle and uses of the proposed development are therefore fully in accordance with current and emerging local plan policy.

6.6 (b) 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. Chapter 12 of the NPPF sets out national policy for achieving well-design places and key design qualities are set out in paragraph 130.

6.7 The application site is visually prominent on the ring road to the town centre and is located at a key area of transition from the Clarendon Road office area to the north and into the High Street and The Parade to the south. The layout

of the development ensures the building creates strong frontages to all elevations and particularly addresses Clarendon Road and Beechen Grove.

- 6.8 In respect of scale, the part 8 and part 12 storey height would create a comfortable height for the site, location and townscape. The building would have a strong but not overbearing presence to Beechen Grove and reflect the massing of Jury's Inn hotel to the north and 23-37 The Parade to the west. The visual definition of the massing ensures that the 8 storey element is viewed comfortably on the corner opposite the Beechen Grove Baptist Church and in views of the area. The building is well articulated with strong vertical emphasis and a clear 'top, middle and bottom' arrangement to create a well balanced appearance that will define the massing and create an attractive building.
- 6.9 The proposed architectural language that has been developed for the scheme carefully references the local heritage assets and the wider historic Watford vernacular of calm, ordered and well-proportioned buildings elevated in brick. Particular attention has been given to the grouping of elements with elegant vertical proportions framed with solid flanks. The corner elements of the building have been further enhanced with elegant brick fluting details and additional windows at ground level to celebrate the corners at ground level and draw the eye up the building.
- 6.10 The development also offers significant enhancements to the public realm. The articulation of the building creates a strong and open ground floor frontage to multiple aspects. The north east corner would consist of a café/business lounge area with strong active frontage and opportunities for overspill to the pavement. This use would also help to integrate the town centre location to the office area to the north. The north elevation also includes the residential entrances and glazing to the cycle store to create a fully interactive elevation onto Beechen Grove.. The east elevation also includes the ground floor community use included in the development. This would again offer visual permeability to the building. The continuation of the pavement to the front of the building on the Clarendon Road elevation will create a integrated and high quality public realm space.
- 6.11 It is noted that the development would be considered as a 'tall building' for the purposes of policy QD6.5 of the emerging Final Draft Local Plan. Draft policy QD6.5 requires tall buildings to demonstrate outstanding design. As the Final Draft Local Plan is not adopted, this policy has only limited weight as a material planning consideration. It is, however, recognised that the development shows key elements of quality, particularly in respect of its active frontage, façade quality and townscape contribution. The DRP review of 9th November 2021 found that the proposals were felt to meet the level of

design quality required to justify a tall building under Watford's emerging policy requirements.

6.12 (c) Heritage

The nearby area includes two conservation areas and listed and locally listed buildings. As identified in the submitted Townscape and Heritage Assessment, the two most important listed buildings in the immediate vicinity are the Grade II listed Palace Theatre and Baptist Church. These both display considerable interest, particularly architecturally, in their external elevations. The Church on the opposite corner of the Beechen Grove/Clarendon Road junction also contributes significantly to the townscape.

6.13 The height and massing of the development would maintain the townscape value of these nearby heritage assets. As seen in the views prepared to accompany the application, the 8 storey height of the building would not intrude on the views of the Church or the appreciation of its spire. Again, as seen in the views submitted, the curvature of Clarendon Road would lead the 8 storey building away from the Palace Theatre building without imposing on its presence. By virtue of its scale, massing and materiality, it is found that the development will have no detrimental impact on the setting of the listed buildings.

6.14 The architectural detailing has been evolved with understanding and analysis of the detailing of key local heritage assets. The fenestration, brick and stone detailing take cues from the Baptist Church and Palace Theatre but in a contemporary interpretation which will create an attractive building that respects the heritage context and contributes positively to the regeneration of this area.

6.15 (d) Housing mix

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 1-person	18
1-bed 2-person	29
2-bed 4-person	18
Total	65

6.16 It is noted that there are no 3 bedroom dwellings proposed and that in future this is expected to be sought at 20% of new development under the emerging policy of the Final Draft Local Plan. However, this is not yet adopted policy and

owing to the location and constraints of the site, the mix is considered to be reasonable and acceptable in this instance.

6.17 (e) Quality of residential accommodation

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 studio, 1 and 2 bedroom units. All of the proposed units would meet or exceed the minimum floorspace standard for the dwelling type proposed and are compliant with the NDSS.

6.18 *Light and outlook*

The scheme includes 61.5% dual aspect dwellings and no dwellings with a single aspect only to the north. The single aspect dwellings are south facing which maximises light whilst the projecting balconies will provide some shade from overheating. The scheme also avoids any single aspect dwellings to the noiser Beechen Grove elevation. This layout maximises amenity quality for the dwellings in respect of light, outlook and ventilation.

6.19 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. All proposed dwellings would meet or exceed the minimum BRE standards for natural light.

6.20 It is noted that the south facing dwellings would have a close distance to the side boundary of the site with the adjacent buildings at 15-17 Clarendon Road. Although this site is not allocated for development, this may come forward at a future date. The submitted Design and Access Statement has provided an illustrative scheme for 15-17 Clarendon Road that would be achievable without creating adverse impact to the south side of the proposed development.

6.21 *Amenity areas*

The development includes private amenity areas to each of the 65 dwellings. These include projecting balconies to the south elevation which create some natural protection from overheating. The west and east elevations include recessed balconies to provide greater protection from the street below. The layout, size and treatment of the private amenity areas will create comfortable and useable spaces.

- 6.22 The roof terrace to the 8 storey element creates communal outdoor amenity space of 171sqm. Although this space is below the amenity space area that would be sought in accordance with section 7.3.22 of the Residential Design Guide, the landscaping for this area would create a highly useable space suitable for the expected occupants of the development. This level of provision is considered acceptable for this small and highly constrained site. It is also noted that residents would also benefit from private amenity areas and the indoor shared space.
- 6.23 *Noise Impact*
The submitted acoustic report shows that the site would experience adverse noise from the adjacent A411 Beechen Grove, however, the report also demonstrates that appropriate internal noise environments for the flats can be achieved with mitigation measures. These mitigation measures, including glazing performance and ventilation options, would be secured by condition in accordance with the report to achieve comfortable noise environments for the proposed dwellings. A condition is also recommended in respect of plant and extraction required for the commercial premises to secure details of this plant along with noise and odour assessment details.
- 6.24 (f) Affordable housing
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 Final Draft Local Plan also seeks 35% affordable housing, however, with a revised tenure split of 60% social rent and 40% intermediate tenures.
- 6.25 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 development with the compliant affordable housing provision would be circa £6million in deficit. It is further found that without any affordable housing provision, the development would remain unviable with a deficit of circa £1million based on an assumed profit at 17.5% Despite this, the application does, however, offer a payment of £300,000 as a commuted sum to allow for the Council to invest in off site affordable housing provision.
- 6.26 It is also recommended that the S106 includes a review mechanism to allow for a review of the development viability towards the end of the project and allow an increased contribution to be made towards affordable housing should the development viability have an improved financial outcome.

6.27 (g) Impacts on surrounding properties

The submitted Sunlight and Daylight Assessment carried out in accordance with BRE standards has assessed the impact of sunlight and daylight to the windows of adjacent dwellings including at 15-17 Clarendon Road and Arliss Court. This has found that the impacts to Average Daylight Factor (ADF) and Annual Probable Sunlight Hours (APSH) would be within BRE guidance and would not create adverse impact to neighbouring premises.

6.28 (h) Car parking, access and transportation

The site is in a sustainable town centre location, close to amenities and public transport links. In accordance with saved Policy T26 of the Watford District Plan, 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.

6.29 Cycle storage is provided in line with adopted policy with 96 long stay spaces provided at ground floor. There are a further 6 spaces provided externally for visitors.

6.30 (i) Trees and landscaping

The site does not contain any trees protected by a tree preservation order. Several trees on site proposed to be removed are low quality trees and there is no objection to the loss of these trees subject to replacement planting.

6.31 The landscaping scheme shows the potential to make significant enhancements to the site and create high quality and useable amenity spaces. Full details are secured by condition.

6.32 (j) Environmental impacts

The application is accompanied by reports detailing assessments in respect of air quality, 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.

6.33 The proposed development is highly sustainable. The proposals include a car free development responding to the site's location with good access to public transport links to Central London and beyond. The proposals incorporate the use of Air Source Heat Pumps, photovoltaic panels and sustainable drainage measures to increase biodiversity and sustainability levels. These measures, which are based on PassivHaus principles, combine to provide a minimum

carbon dioxide emissions saving of at least 30%, exceeding emerging policy in the Final Draft Local Plan which seeks to achieve a 19% saving above Building Regulations.

6.34 **(k) 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), estimated as £627,969.

6.35 S.106 planning obligations will be used to secure affordable housing contributions 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	No objection subject to conditions recommended.	Noted
HCC Lead Local Flood Authority	No objection subject to conditions recommended.	Noted.
HCC Growth and Infrastructure	No comments	Noted that Community Infrastructure Levy is applicable.
Crime Prevention	No comments received.	Noted.
Thames Water	No objection	Noted.

7.2 Internal Consultees

Consultee	Comments	Officer response
Contamination officer	Air quality and contaminated land matters are acceptable subject to conditions.	Noted
Head of Housing	No comments received	
Waste and recycling officer	Further detail is required for the access for collection vehicles	This is secured under the servicing and delivery plan condition requested by the

		Highway authority.
Tree Manager	No trees on site that require protection. Landscaping condition requested.	Noted

7.3 Interested parties

Letters were sent to 129 properties in the surrounding area. A site notice and paper advertisement were also placed. Responses have been received from 3 households and the Town Centre Residents Association.

The main comments are summarised below, the full letters are available to view online:

Comments	Officer response
12 storey height is too tall for the context and will be overbearing to the nearby heritage assets.	The 12 storey height is set away from the heritage assets and the 8 storey height has been demonstrated to be a comfortable addition to the townscape and setting of the heritage assets.
No affordable housing is included.	The development has been subject to a viability assessment and this does demonstrate that the scheme cannot be delivered with affordable housing. A contribution of £300,000 toward the off-site provision of affordable housing would be secured.
The development will overshadow neighbouring properties.	The position and orientation of the development would be unlikely to create overshadowing to neighbouring properties and this is in the conclusion of the submitted Sunlight and Daylight Assessment.
The development would not provide suitable amenity space for occupiers.	As detailed in the report, the dwellings would have private and communal amenity space.
Red line of the application site includes land part of adjacent premises	The submitted plans with the application are found to be correct. The incorrect red line plan was, however, an indicative plan

	on the council GIS system and does not form part of this application.
The area is overpopulated with lack of sufficient infrastructure.	Local and National planning policy seek for new housing developments in sustainable locations. The development would be liable to pay the Community Infrastructure Levy.
The construction would create noise and disruption to the area and adjacent land.	Some construction matters would be mitigated through the construction management plan requested by Herts County Council.

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 contribution to the Council of £300,000 (index linked) towards the provision of affordable housing in the Borough of Watford;
- 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.
- iii) 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.

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:

01 Topographical survey

02 Outline Existing plans

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0000

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0001

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0010

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0011

BA9623- PRP- ZZZZ- B1- DR- A-1_0099

BA9623- PRP- ZZZZ- 00- DR- A-1_0100 Rev A

BA9623- PRP- ZZZZ- 01- DR- A-1_0101 Rev A

BA9623- PRP- ZZZZ- 02- DR- A-1_0102 Rev A

BA9623- PRP- ZZZZ- 03- DR- A-1_0103 Rev A

BA9623- PRP- ZZZZ- 04- DR- A-1_0104 Rev A

BA9623- PRP- ZZZZ- 05- DR- A-1_0105 Rev A

BA9623- PRP- ZZZZ- 06- DR- A-1_0106 Rev A

BA9623- PRP- ZZZZ- 07- DR- A-1_0107 Rev A

BA9623- PRP- ZZZZ- 08- DR- A-1_0108

BA9623- PRP- ZZZZ- 09- DR- A-1_0109

BA9623- PRP- ZZZZ- 10- DR- A-1_0110

BA9623- PRP- ZZZZ- 11- DR- A-1_0111

BA9623- PRP- ZZZZ- 12- DR- A-1_0112

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0200 Rev A

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0201 Rev A

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0202 Rev A

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0600 Rev A

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0601 Rev A

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0602 Rev A

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0603 Rev A

BA9623- PRP- ZZZZ- ZZ- DR- A-1_0604

BA9263-PRP-ZZZZ-00-DR-L-2001 Rev 02

BA9263-PRP-ZZZZ-08-DR-L-2002

BA9263-PRP-ZZZZ-12-DR-L-2003

BA9263-PRP-ZZZZ-00-DR-L-2004 Rev 02

BA9263-PRP-ZZZZ-08-DR-L-2005

Design and Access statement prepared by PRP dated February 2022

Sustainability and Energy Statement prepared by Iceni Projects dated December 2021

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

3. 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 to show the typical facades including brickwork, window frames and glazing, and these have been 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.

4. Surface Water Drainage Strategy

The development permitted by this planning permission shall be carried out in accordance with the SuDS Report carried out by RSA Design, reference: 935982, dated May 2021, providing the following mitigation measures:

1. Implement drainage strategy based on attenuation and discharge into the Thames Water surface water sewer restricted to 2.0 l/s for all rainfall events up to and including the 1 in 100 year + 40% climate change event, as indicated on the proposed drainage strategy drawing (ref: 210311 D01, rev: P1, dated: 29.04.2021).
2. 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.
3. Implement drainage strategy including permeable paving with storage and a geo-cellular attenuation tank and a blue roof.

These flood mitigation measures shall be maintained for the lifetime of the development

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

5. Surface Water Drainage Scheme

No development shall take place until the final design of the drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage system will be based on the submitted

SuDS Report carried out by RSA Design, reference: 935982, dated May 2021.

The scheme shall also include:

1. A detailed drainage plan including the location and provided volume of all SuDS features, pipe runs and discharge points into any storage features.
2. 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.
3. Detailed post development calculations/ modelling in relation to surface water are to be carried out for all rainfall events up to and including the 1 in 100 year including +40% allowance for climate change.
4. Structural calculations in relation to the loading for the blue rooves.
5. Provision of half drain down times less than 24 hours for proposed SuDS features.
6. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.
7. Demonstrate an appropriate SuDS management and treatment train and inclusion of above ground features such as permeable paving etc. and reducing the requirement for any underground storage.
8. Exceedance flow paths for surface water for events greater than the 1 in 100 year including climate change allowance.

The development shall be carried out in accordance with the approved drainage scheme.

Reason: To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site

6. Surface Water Drainage Management Plan

Upon completion of the drainage works for the site in accordance with the timing / phasing, a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include;

1. Provision of a complete set of as built drawings for site drainage.
2. Maintenance and operational activities.
3. Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

The development shall be maintained in accordance with the approved management and maintenance plan.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

7. Contamination assessment and verification

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

i) A site investigation, based on the findings of the Phase 1 Geo-Environmental Assessment prepared by BWB Consulting Limited (Report ref. CRW-BWB-ZZ-XX-RP-YE-0001-Ph1), to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. This should include an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, pests, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments.

ii) The site investigation results and the detailed risk assessment (i) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

iii) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (ii) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

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.

8. Contamination remediation

Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.

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

9. 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. 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, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Management Plan / Statement 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;
- k. Phasing Plan.

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).

11. Deliveries and Servicing Management Plan

No occupation of the development shall occur until a Deliveries and Servicing Management Plan (DSMP) has been submitted to and approved in writing by the Local Planning Authority. The DSMP must include details of:

- The procedure for tradesmen / removal vans etc to park without blocking the free flow of the public highway or footway network for periods over an hour;
- The procedure for short stay deliveries such as online supermarkets, parcels etc;
- The location for loading and unloading and expected frequencies and size of vehicles for the proposed Cafe / Business Lounge land use;

Reason: To prevent inappropriate parking that poses a risk to pedestrians and the free flow of the public footway and highway, in line with policies 1 & 5 of Hertfordshire's Local Transport Plan (adopted 2018).

12. 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. Details shall include appropriate noise and odour/air quality assessments carried out in accordance with BS4142 and undertaken by appropriately qualified technical consultants.

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

13. 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 Noise Assessment Report, ref 100395 Version 2, dated 13/12/2021 prepared by Air and Acoustic Consultants.

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

14. 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 approved drawings and Design and Access Statement 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.

15. 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 the approved drawings and Design and Access Statement. 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.

16. Refuse and recycling

No part of the development shall be occupied until the refuse and recycling facilities shown on the approved drawings and in the Design and Access Statement 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.

17. Cycle storage

No part of the development shall be occupied until the cycle parking facilities shown in the approved drawings and detailed in the Design and Access Statement 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.

18. 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.

19. Ground floor café unit

The ground floor commercial unit on the Clarendon Road/Beechen Grove corner 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 0700 hours or after 2300 hours on any day.

Reason: To accord with the secondary retail frontage, in the interests of the functioning and appearance of the site and the amenities of residents within the development.

20. Ground floor community

The ground floor unit to the south of the Clarendon Road frontage shall only be used as community shared space associated with the residential development and for no other purposes.

Reason: In the interests of the functioning and appearance of the site and the amenities of residents within the development.

Informatives

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