

# Development Management Committee

14<sup>th</sup> March 2022



## **Item 4 – 21/01564/FULM**

**Ricky Road Guest House, 73 Rickmansworth Road, Watford, WD18 7ED**

**Demolition of existing building and erection of x16 apartments with private and shared amenity, parking court and bin/cycle store.**



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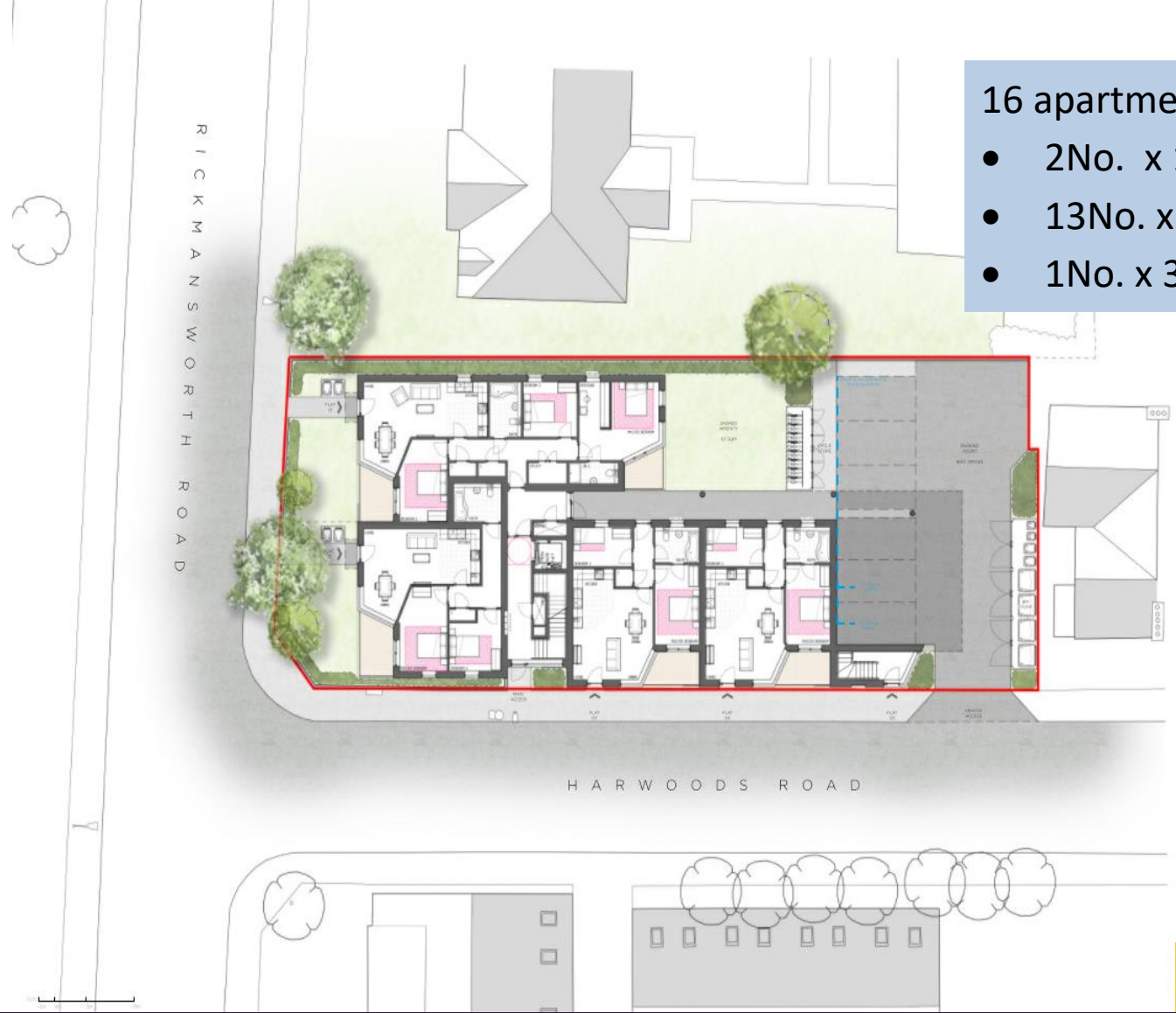
Site Location Plan



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**BOROUGH**  
**COUNCIL**

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- 16 apartments as follows:
- 2No. x 1 bed
  - 13No. x 2 bed
  - 1No. x 3 bed



**WATFORD BOROUGH COUNCIL**  
RICKMANSWORTH ROAD  
RESIDENTIAL DEVELOPMENT  
17 RICKMANSWORTH ROAD  
WATFORD  
MIDDLESEX  
WD17 7JG  
SAMEERA PROPERTIES LTD  
145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Ground floor plan



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FRONT ELEVATION



SIDE ELEVATION



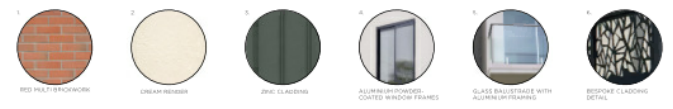
REAR ELEVATION



SIDE ELEVATION



AS PROPOSED ELEVATIONS



AS PROPOSED MATERIAL PALETTE

**DAP** RICKMANSWORTH ROAD  
 PROP ELEVATIONS  
 77 RICKMANSWORTH ROAD  
 WATFORD  
 WOOD 1120  
 SAHEERA PROPERTIES LTD  
 15-21, DODDLE HILL, WATFORD, WOOD 1120  
**304.02**  
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Proposed elevations



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PROPOSED AERIAL SKETCH



**RICKMANSWORTH ROAD**

PROPOSED VISUAL  
73 RICKMANSWORTH ROAD  
WATFORD  
WD18 7ED

**SAMEERA PROPERTIES LTD.**

20.10.2021 NTS@A3 PROJECT 1573

**308.01**

[www.daparchitecture.co.uk](http://www.daparchitecture.co.uk)

Proposed CGI



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## Recommendation

That planning permission be refused for the reasons set out in section 8 of the Committee report.

## **Item 5 – 21/01811/FULM**

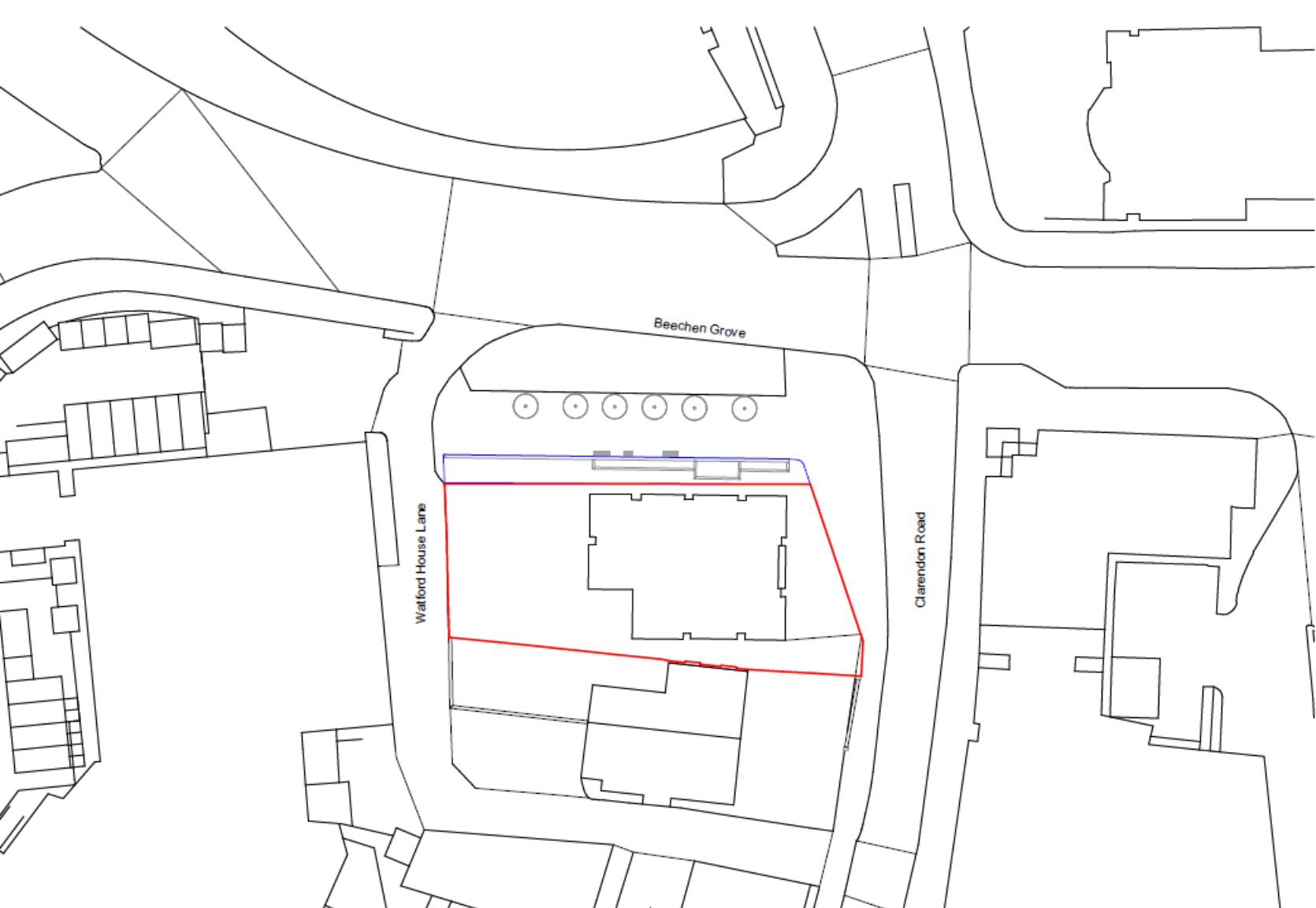
**19-21 Clarendon Road Watford WD17 1JR**

**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.**



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The contractor is responsible for checking dimensions, locations and orientations. Any discrepancies to be notified and resolved before proceed with the works. Where an issue is concerned to be notified to different scales the larger scale drawing is to be worked to.

Do not earth drawing. If ground dimensions to be worked to in all cases.

CONTRACTOR'S NOTE: All current drawings and specifications for the project must be read in conjunction with the Client's Request and Environment Assessment Report.

All contractual property rights reserved.



- Site boundary
- Leased Land boundary

Site Location Plan



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Aerial view



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**BOROUGH**  
**COUNCIL**



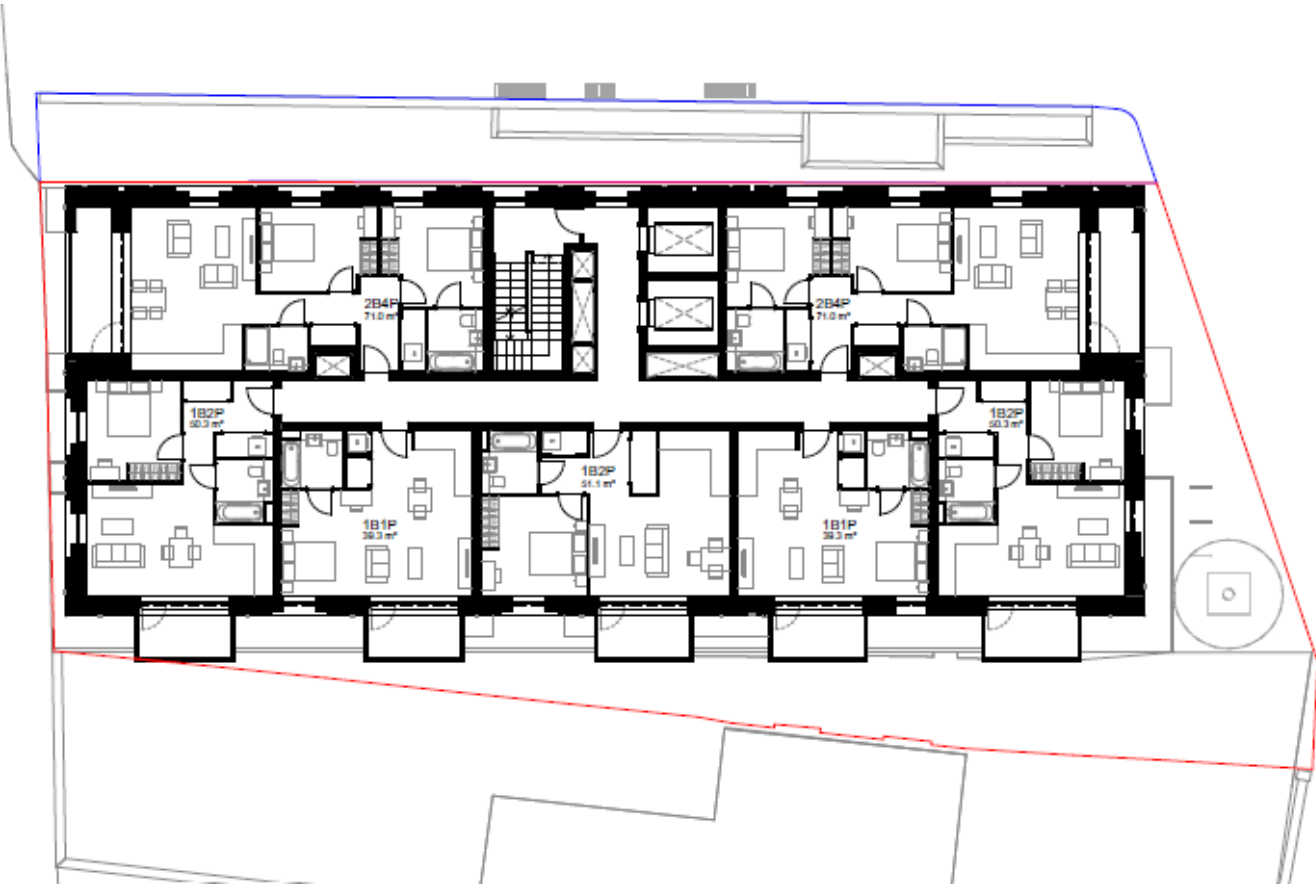


Ground floor plan with landscaping



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Watford House Lane



- 65 dwellings as follows:
- 18No x Studio
  - 29No x 1 bed
  - 18 No x 2 bed

First Floor Plan



9<sup>th</sup> Floor Plan with Landscaping



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Northern context elevation



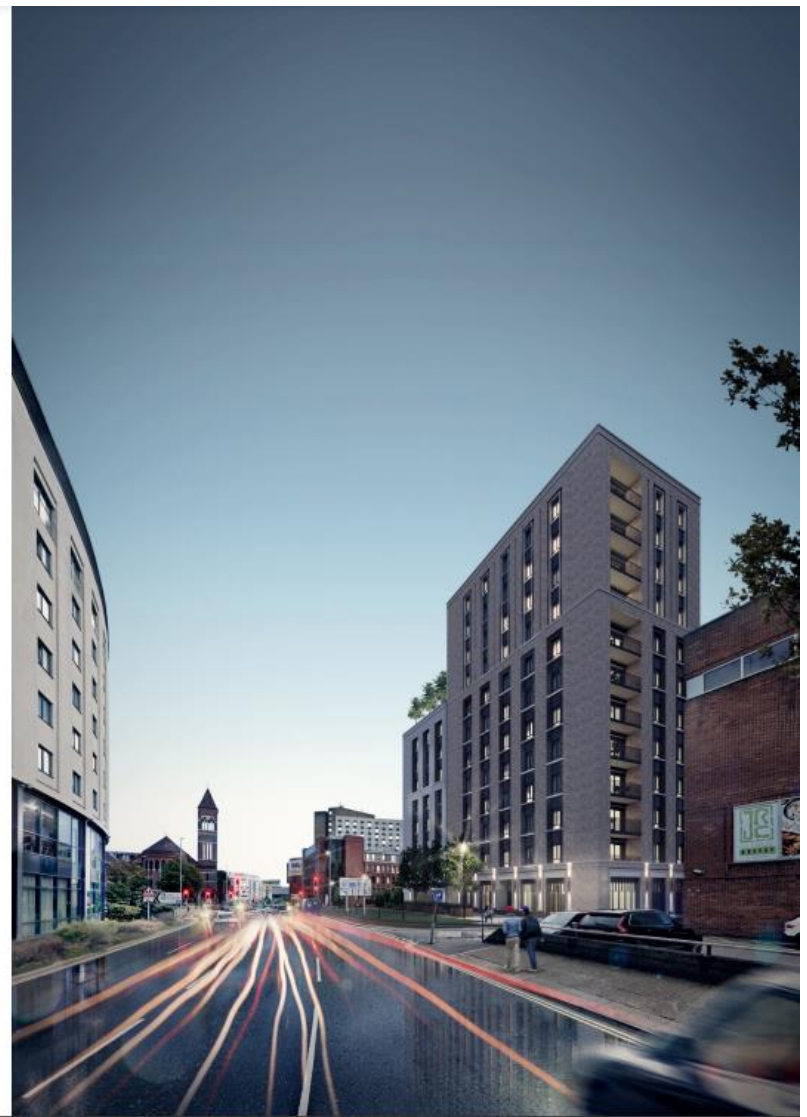
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Beechen Grove Looking West



Beechen Grove Baptist Chapel



Beechen Grove Looking East



Beechen Grove Baptist Chapel





## 5.1 Contextual Response

## Local Architecture &amp; Materiality

The initial concept correlates with existing surrounding context which include buildings like the Baptist Church, the Palace Theatre and listed buildings along the Watford High Street.

The material concept and facade articulation links to these buildings but expresses it in finer detail:

- Architectural detail has a 'bottom', 'middle' and 'top'
- White stone horizontal bands, reference the Church and Palace Theatre;
- Brick reveals around windows referencing the church
- Brick patterning on the Watford High Street embossed into metal panels below windows



Red brick



White brick



Dark grey brick



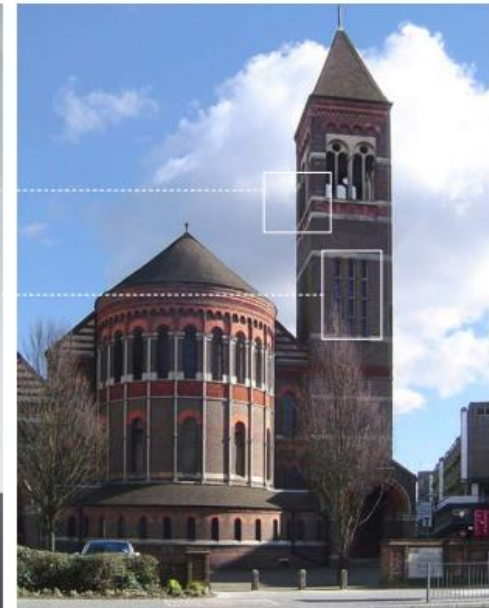
Olive bronze metal



White stone



Proposed Elevation



Beechen Grove Baptist Church



19-21 &amp; 23-33 Watford High St



Beechen Grove Baptist Church



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**BE BOLD**

# Chairs Review Panel – 9<sup>th</sup> November 2021

- Height reads successfully in townscape
- Successful massing and building addresses key intersection
- The architecture subtly references Listed Buildings, is balanced and refined
- Can accept where single aspect dwellings have been unavoidable
- Note public realm improvements



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## Recommendation

That the application be granted conditional planning permission, subject to those conditions set out in Section 8 of the Committee report.

**Item 6 – 21/01869/OUT**

**78 High Road, Watford, WD25 7LJ**

**Outline application for demolition of existing dwelling and construction new block of 5No. flats.**



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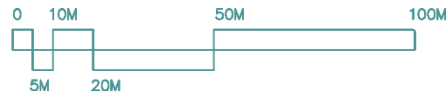
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## Location plan

DWG No. 3203-SK1

Scale 1:1250

78 High Road, Leavesden  
Watford, WD25 7LJ.



## Site Location Plan



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Aerial view of area



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**COUNCIL**



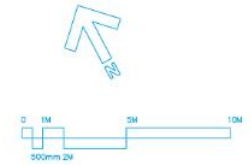
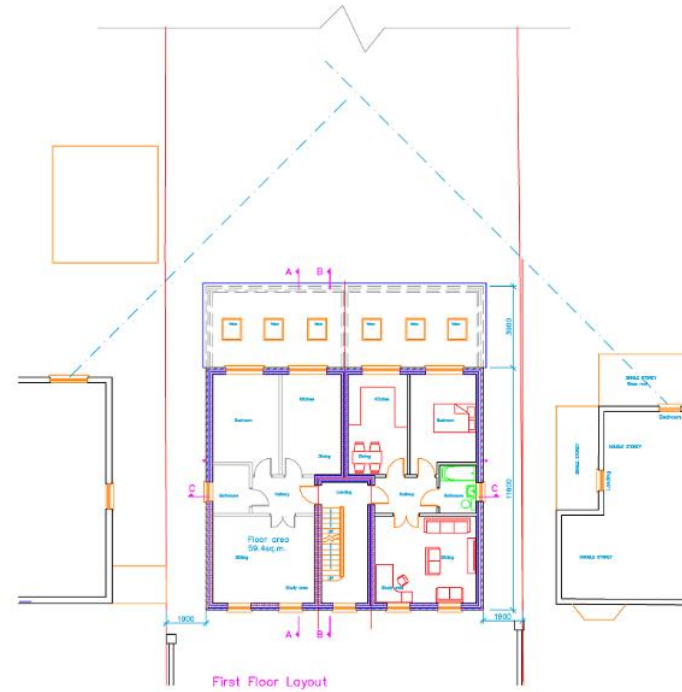
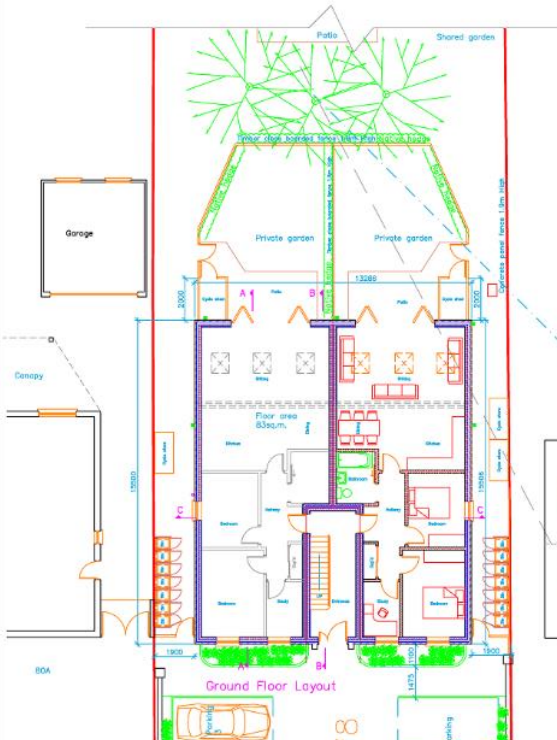


Existing Site Photo



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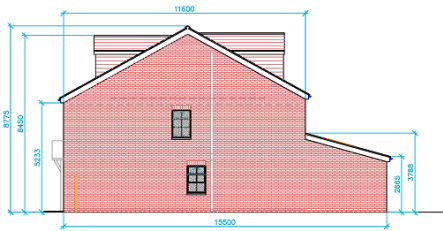
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  3. In case of discrepancies in drawings, dimensions or details refer to TOWERS ASSOCIATES for clarification. Unordered dimensions by contractor will not be accepted.
  4. For any information not covered by these drawings refer to TOWERS ASSOCIATES for clarification. Unordered dimensions by contractor will not be accepted.
  5. The contractor must ensure that work is being carried out to the strictest standards of all the building standards.
  6. It is the contractor's responsibility to follow the rules and regulations before work commences on site, and of all pertinent stages of work, to be the District Surveyor's satisfaction.
  7. If work commences on site before full planning approval has been given, TOWERS ASSOCIATES accept no responsibility for any objections made or penalties that the District Surveyor may require.
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REV.	DATE	DESCRIPTION
001		78 High Street, Leavesdon, WD25 7LJ.
TITLE		
Proposed Layout		
Sheet 1 of 2		
BPG No 3203-5D-05		REV.
SCALE 1:100	DATE 21/09/2020	DRAWN BY JCS
		CHECKED BY JCS
		DATE 21/09/2020
TOWERS ASSOCIATES		



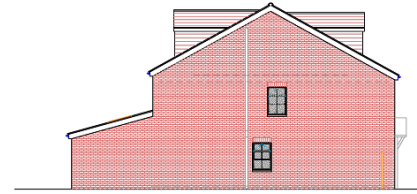




Side Elevation from 80A

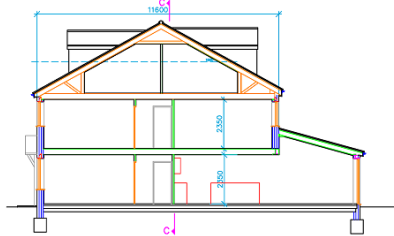


Rear Elevation

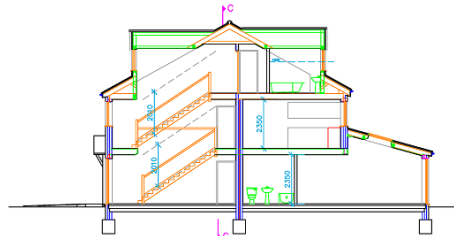


Side Elevation from 76

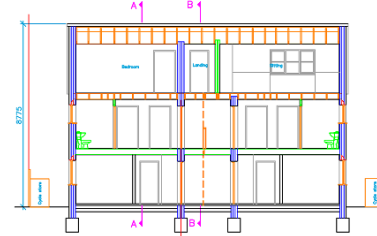
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  4. For any information not covered by these drawings refer to TOWERS ASSOCIATES for clarification. Unilateral decisions by contractors will not be accepted.
  5. The contractor must ensure that work is being carried out to the latest revision of all the working drawings.
  6. It is the contractor's responsibility to inform the local authority before work commences on site, and of all prescribed stages of work. All to the District Surveyors satisfaction.
  7. If work commences on site before All plans approved has been given, TOWERS ASSOCIATES accept no responsibility for any additional work or materials that the District Surveyor may require.
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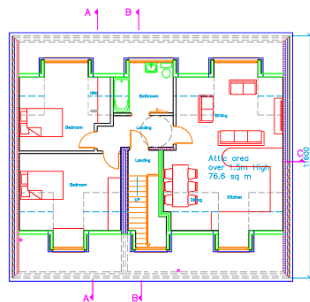
Section A-A



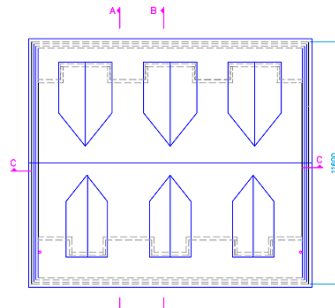
Section B-B



Section C-C



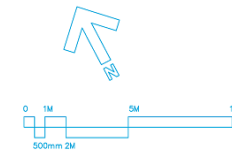
Attic Floor Layout



Roof Layout



Front elevation



A	Feb 22	Attic land roof layout amended, Front dormer centralised
REV	DATE	DESCRIPTION
JOB		
78 High Street, Leavesdon, WD25 7LJ		
TITLE		
Proposed Layout Sheet 2 of 2		
DRG. No. 3203-5D-06 REV. A		
SCALE 1:100 @ A1 © Copyright 2020		
DRAWN BY JDS		
CHKD BY JDS		
DATE 21 Nov 21		
TOWERS ASSOCIATES		



## Recommendation

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

## **Item 7 – 21/01729/VAR**

**62B Harwoods Road, Watford, WD18 7RE**

**Variation of Condition 6 of planning permission 09/00665/COU (for change of use from light industrial to 2 no. self-contained flats) to relocate existing cycle and refuse store to create additional parking space.**



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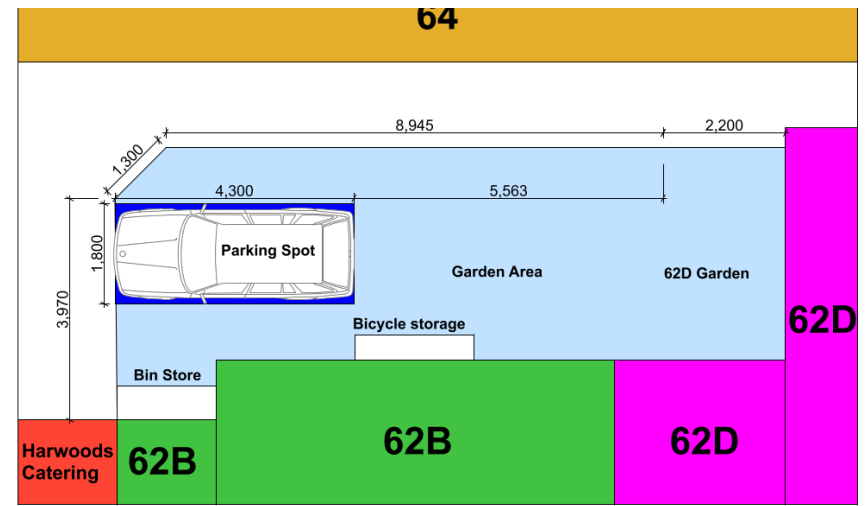
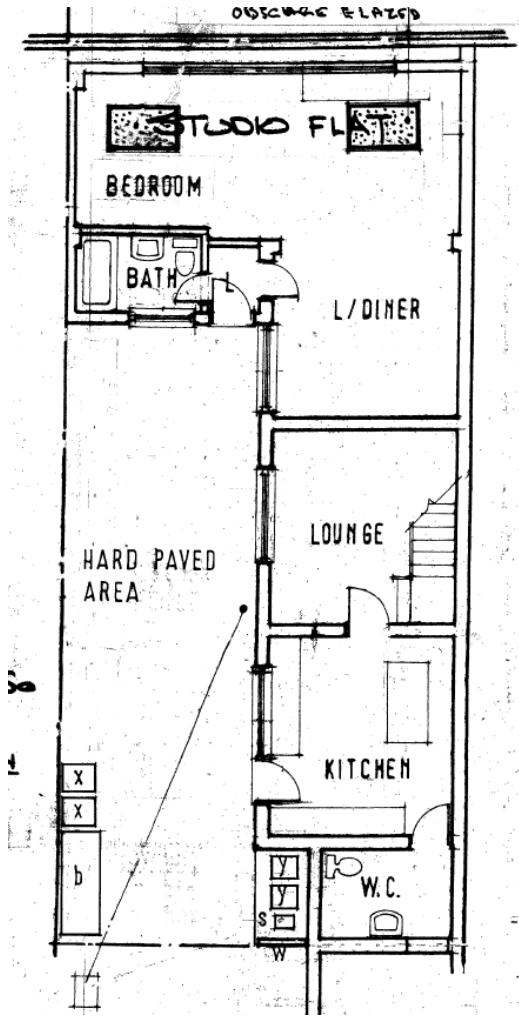




Ariel View of the Site



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Parking Plan

1:100

Existing and Proposed Floor Plans







Pictures



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## Recommendation

That the variation to condition 6 of planning permission 09/00665/COU be granted as set out in section 8 of this report.



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