

Development Management Committee

16th May 2022



Item 4 – 21/01575/VARM - 94-98 St Albans Road

Variation of Condition 2 (approved drawings), to amend the design of 4 buildings located south of Penn Road comprising Phase 1B, buildings S3 and S6 and Phase 1C, buildings S4 and S5, to create 53 additional dwellings, of planning permission 19/00507/FULM granted for - Hybrid planning application: comprising detailed planning application for the demolition of existing buildings and erection of Use Class C3 residential units and flexible commercial floorspace (Class E), public house and bar (sui generis), takeaway (sui generis), a new energy centre (sui generis) and associated car and cycle parking, landscaping including a new square and highway works including alterations to the existing access road. Outline planning application (all matters reserved except access) for the erection of a 2 form entry primary school (Class F) and nursery (Class E), associated car parking and landscaping (description as amended under planning ref. 21/01525/NONMAT).



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CGI image of approved scheme



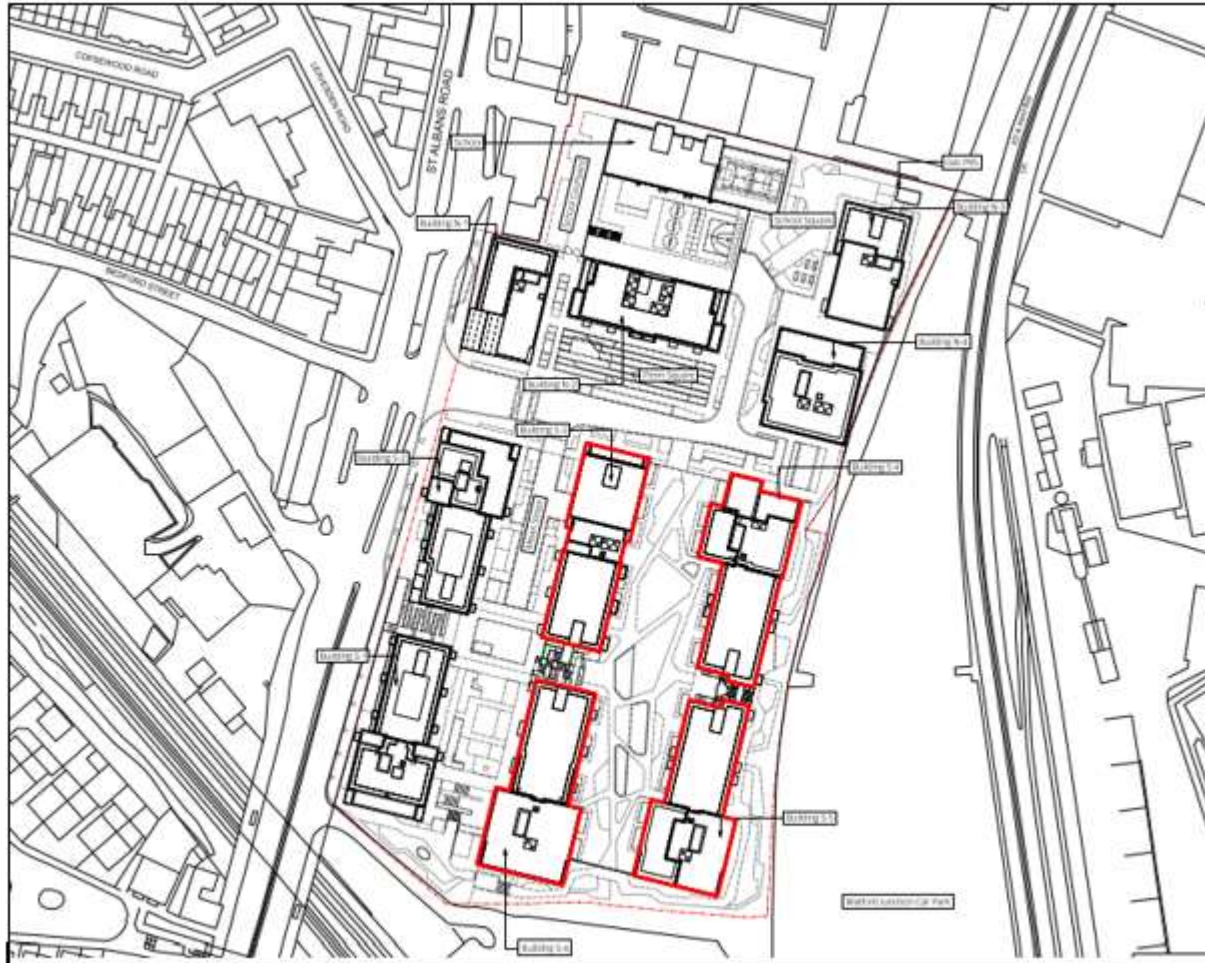
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Approved site layout



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Site location plan showing Buildings S3-S6 (solid red outline) within the wider site layout

Site location plan



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Three main scheme changes are:

1. Change to the housing mix to reduce the number of 1 bed units and introduce new studio units and additional 2 bed units.
2. Provide an additional 53 units as a result of the change in the housing mix.
3. Introduction of additional 408 external balconies to the units. All units to now have balconies.



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Dwelling unit size	Approved mix	Proposed mix
Studio	0	101 (14.4%)
1 bedroom	306 (47.1%)	153 (21.8%)
2 bedroom	281 (43.2%)	386 (54.9%)
3 bedroom	63 (9.7%)	63 (8.9%)
Total	650	703

Housing mix – Approved and Proposed



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Typical upper floor plan Building S4 as approved – 12 dwellings

Typical floor plan Building S4 - Approved



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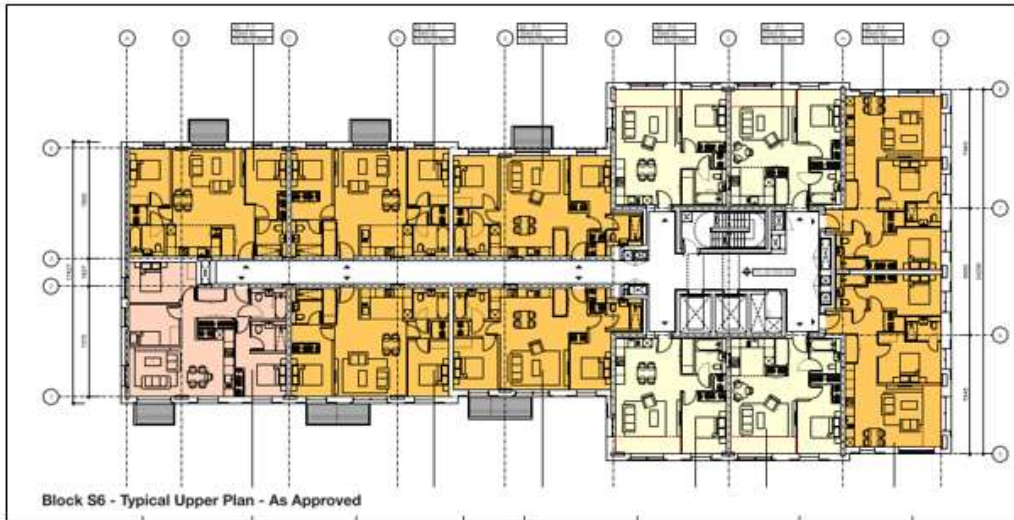


Typical upper floor plan Building S4 as proposed – 14 dwellings

Typical floor plan Building S4 - Proposed



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Typical upper floor plan Building S6 as approved – 12 dwellings

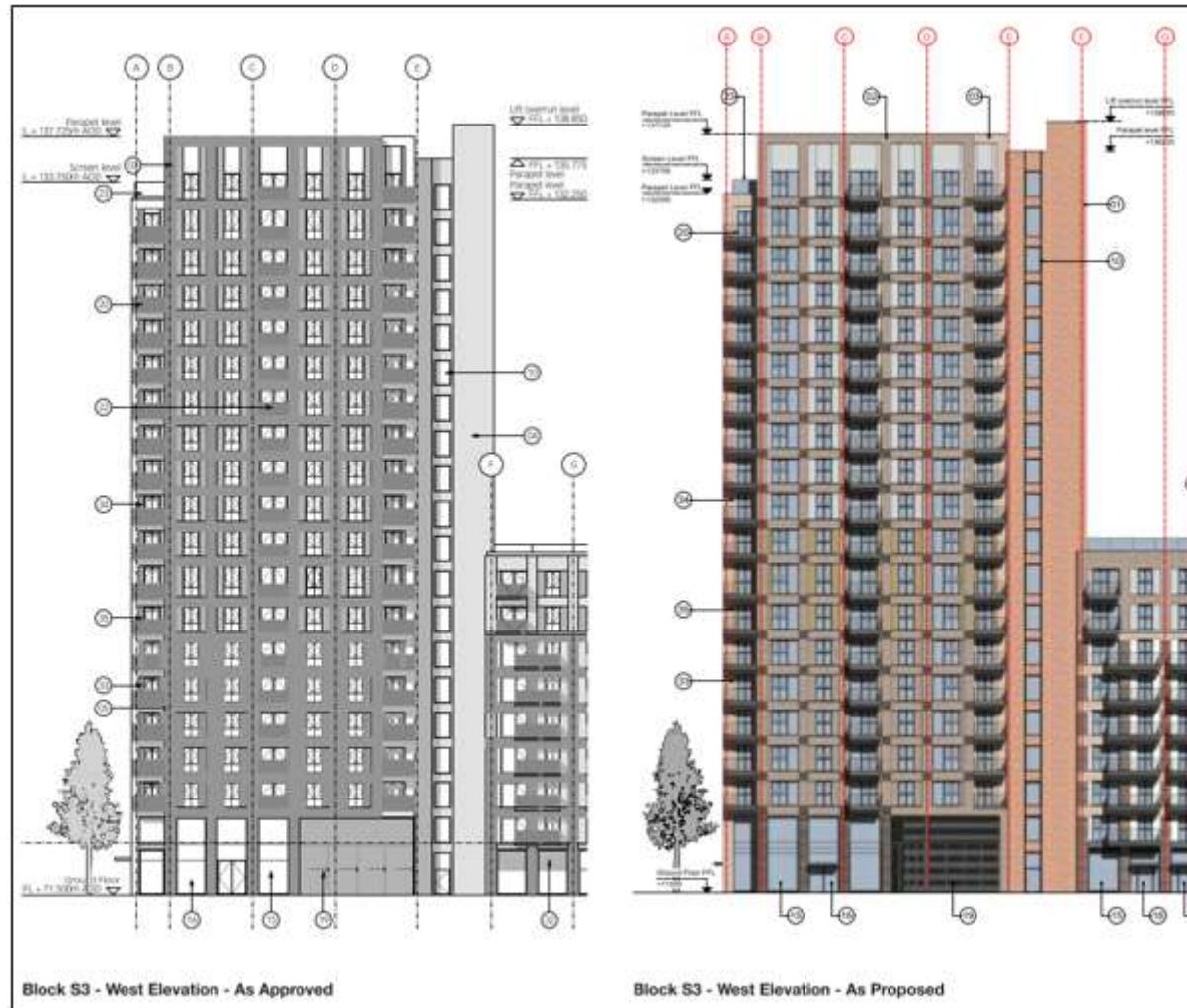


Typical upper floor plan Building S6 as proposed – 15 dwellings

Typical floor plan Building S6 - Approved and Proposed



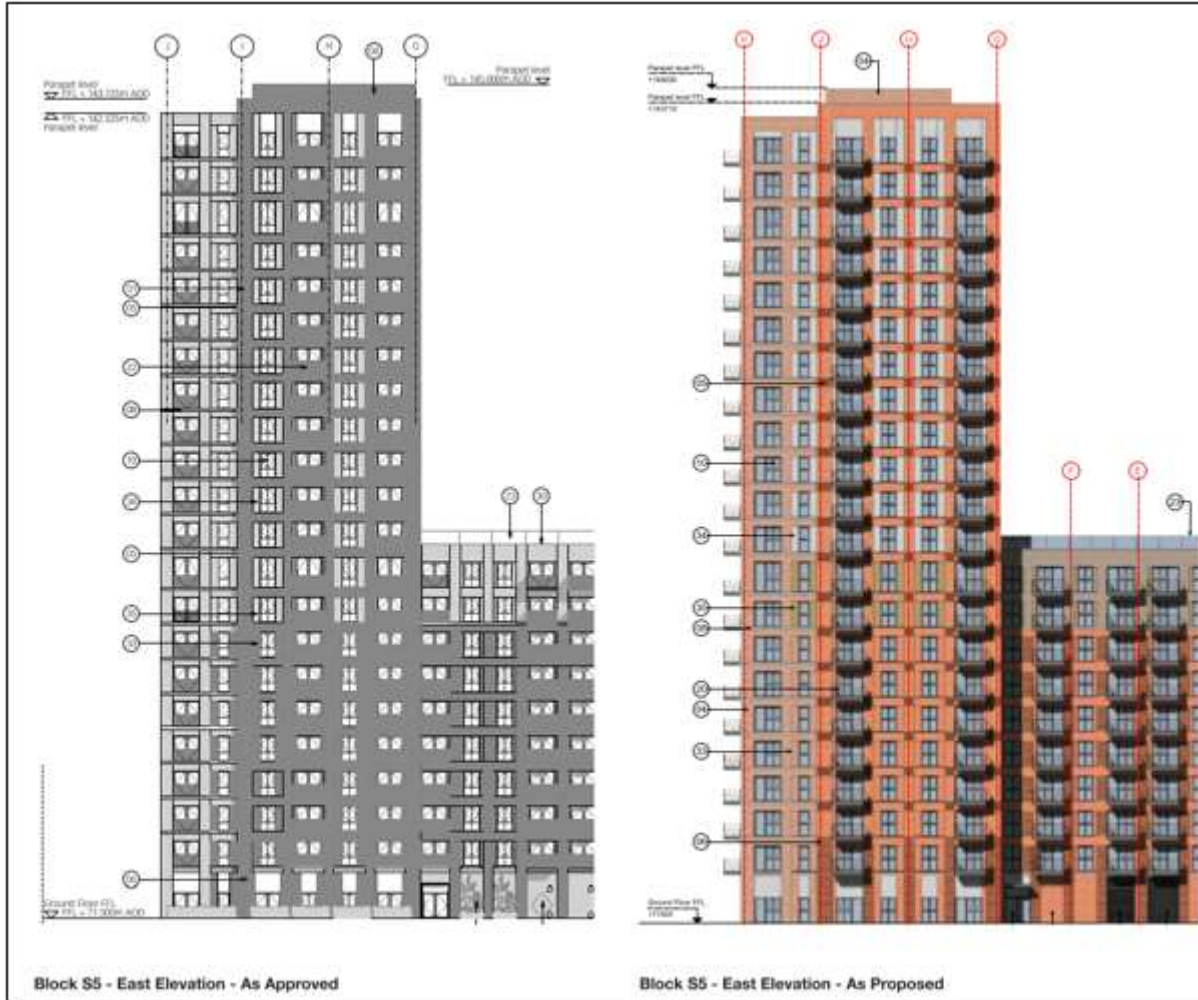
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Elevation comparison Building S3 – Approved and Proposed



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Elevation comparison Building S5 – Approved and Proposed



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Proposed CGI image



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Recommendation

That planning permission be granted, subject to a Unilateral Undertaking under s.106 to secure an affordable housing commuted sum and the conditions set out in Section 8 of the Committee report.



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