

Committee date	Tuesday, 6 September 2022
Application reference Site address	22/00727/VARM - 37-39 Clarendon Road, Watford
Proposal	Variation of Condition 1 (approved drawings), Condition 4 (external facade materials), Condition 19 (facade cleaning strategy), Conditions 20, 21 and 22 (ancillary commercial facilities) and Condition 24 (approved areas) of planning permission 21/00934/VARM, for a mixed use development comprising Class E office space, Class C3 residential units, together with Class E cafe/restaurant, ancillary gym, basement car/cycle parking, access, landscaped roof top amenity space and associated works, to incorporate two additional floors of office accommodation and various internal and external changes.
Applicant	Regal Clarendon Ltd
Agent	Regal Clarendon Ltd
Type of Application	Section 73, Major Application
Reason for committee Item	Major Development
Target decision date	09 September 2022
Statutory publicity	Site Notice and Public Advertisement
Case officer	Paul Baxter, paul.baxter@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. The site has recently been cleared, with the two buildings previously on the site having been demolished, and construction works under planning permission ref. 21/00934/VARM have been commenced.
- 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 Controlled Parking Zone on 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 Condition 1 (approved drawings), Condition 4 (external facade materials), Condition 19 (facade cleaning strategy), Conditions 20, 21 and 22 (ancillary commercial facilities) and Condition 24 (approved areas) of planning permission 21/00934/VARM.

3.3 The main change to the approved drawings (Condition 1) is the increase in office floorspace proposed through the addition of 2 additional floors to the office building fronting Clarendon Road, increasing the number of floors from 10 to 12 and the overall gross internal floorspace from 13,688sqm to 16,122sqm. Various internal changes are also proposed to the configuration of the office floorspace (including ancillary floorspace) and café area at ground and first floor levels. Changes are also proposed externally, principally in relation to the size and siting of plant areas at roof level.

3.4 The proposed external façade materials are now submitted for approved (Condition 4) together with a revised cleaning strategy (Condition 19) which no longer proposes a monorail and cradle system. The variation of Conditions 20, 21, 22 and 24 are to reflect the new floor areas and the new locations of the ancillary commercial units.

3.5 Planning Balance and Conclusion

3.6 The proposed increase in office floorspace is welcomed in this prime office location and will provide additional employment opportunities in the town. The increased scale of the office building fronting Clarendon Road is appropriate and acceptable in this location and the overall design and appearance remain unchanged. The proposed external materials have been chosen to reflect the character and appearance of the approved building as well as complying with current building and fire safety regulations in relation to tall buildings.

3.7 There would be some additional impacts to the daylight and outlook to the neighbouring apartments at Clarendon Lofts, Jury's Inn to the south of the site. A small number of these flats partially overlook the site and a limited number of rooms will experience some loss of daylight and reduced outlook. These

limited impacts are considered to be acceptable given the apartments are serviced apartments available for short-term lets and the high density, commercial location of the site.

- 3.8 The proposed increase in office floorspace in this prime office location is a significant planning benefit of the scheme which is fully in accordance with national and local policy. This can be given significant weight. Whilst there will be some harmful impacts to the adjoining serviced apartments, these are limited and are considered acceptable given the high density commercial location. This can be given moderate weight. Taking the above into account, the harmful impacts arising from the proposal are considered to be outweighed by the significant planning benefits 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.

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 496sqm 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.
- 5.8 21/00934/VARM – Variation of Conditions 2, 21, 22 and 23 of planning permission 17/00470/FULM and 21/00933/NONMAT. Planning permission granted 27th September 2021.

6. Main Considerations

- 6.1 This variation of condition application only considers matters where this proposal differs from the consented scheme under planning permission ref. 21/00934/VARM which has been commenced. The main issues to be considered in the determination of this application are:
- (a) Principle of additional office floorspace
 - (b) Changes to internal layouts
 - (c) Scale of the building
 - (d) Changes to elevations

- (e) Impact on adjoining properties
- (f) External materials
- (g) Cleaning strategy

6.2 (a) Principle of additional office floorspace

The site is within the wider Town Centre SPA in the Core Strategy and within an allocated employment area (E7a) in the Watford District Plan 2000. The Core Strategy sets out the requirement for the provision of at least 7000 new jobs by 2031 to meet strategic objectives and maintain Watford's role as a regional employment centre. In the Final Draft Local Plan, Clarendon Road is located within the Watford Gateway Strategic Development Area which forms part of the Core Development Area. The Watford gateway SDA is focussed on the transport hub of Watford Junction and the business district of Clarendon Road. As in the adopted Core Strategy, Clarendon Road is identified as the primary office location and the focal point for high value office uses. Policy CDA2.1 requires development proposals to ensure no net loss of employment floorspace.

- 6.3 In this policy context, there is no objection in principle to the additional high quality office floorspace proposed.

6.4 (b) Changes to internal layouts

The proposed changes relate principally to the ground and first floors. These are focussed on making the most efficient use of the floorspace for the office use whilst providing improved ancillary facilities for employees (gym, changing facilities, etc.). The proposed café use at ground/first floor levels is reduced in size through the removal of the first floor element which is changed to office use. The residential floorspace at these levels is unchanged.

6.5 (c) Scale of the building

The main change arising from the proposal is the increase in height of the office building fronting Clarendon Road from 10 to 12 storeys. As with the previously approved scheme, the top 3 storeys are recessed. The 10th and 11th storeys are recessed by 3m behind the front façade and the 12th storey, which includes the café/bar, is set back 9.75m to form a large open terrace.

- 6.6 The office buildings along Clarendon Road are generally of 4-6 storeys in height although in recent years taller buildings have been consented in recognition of optimising office floorspace in this prime location. At the northern end of Clarendon Road, the recently completed TJX headquarters building is 12 storeys high. At 53 Clarendon Road, a 10 storey building was consented in 2019, although this has not yet been implemented.

Within the existing and emerging context of Clarendon Road and having regard to its prime office location, the increase in the height and scale of the office building is considered appropriate and acceptable.

6.7 (d) Changes to elevations

Only minor changes to the external elevations are proposed. These can be summarised as follows:

- Increase in building heights at ground floor, 6th, 21st and 24th floors to accommodate high level ceiling services, structure and roof build-up. These are minor and have negligible visual impact.
- Decrease in roof crown height to compensate for cumulative increased floor heights.
- Minor changes to office façade to improve natural daylighting.
- Juliette balcony glass balustrading to flats relocated to outside of the wall in accordance with original approved design.
- Green roof spaces reorganised, plant room and PV layout redesigned.
- Limited use of fibre cement cladding and aluminium rainscreen cladding to service areas.

6.8 All of these changes are very minor in the overall context of the scheme and will have no material impact on the appearance of the building.

6.9 (d) Impact on adjoining properties

The two adjoining properties are the office building at 41-43 Clarendon Road to the north and Jury's Inn to the south. Opposite the site is the office building at 34 Clarendon Road. The additional 2 storeys of office accommodation will have no significant impact on the operation of the office buildings adjoining and opposite. Equally, the proposal will have no material impact on the operation of the hotel at Jury's Inn. The hotel does also include apartments on its upper two storeys, known as Clarendon Lofts. All of these are single aspect with the majority facing south-west overlooking Beechen Grove but a minority facing north-east, overlooking the site. However, research has shown that these apartments are serviced apartments that are available to rent on various hotel booking websites. It is clear that they are occupied in a similar way to hotel rooms, although can be for longer periods of weeks or months, and consequently can be considered as apart-hotel accommodation falling within Use Class C1 (hotels). The important factor is that they do not constitute primary residential accommodation within Use Class C3 but short-term temporary accommodation used by visitors to the town or likely those on short-term placements/contracts with employers who require more than a single hotel room.

- 6.10 A daylight and sunlight assessment has been submitted in respect of the apartments that overlook the site. This has been undertaken in accordance with the British Research Establishment's (BRE) guidelines 'Site layout planning for daylight and sunlight – a guide to good practice'. This concludes that a small number of rooms within the apartments will suffer a loss of daylight in excess of the guidelines suggested by the BRE. Whilst this is a material consideration, the guidance is not statutory guidance and needs to be considered within the context of a high density commercial location and the nature of the serviced apartments. As the guidelines are designed to apply to primary accommodation, they are not strictly applicable in this case.
- 6.11 In conclusion, having regard to the nature and use of the serviced apartments and the high density central location it is considered that the impact on daylight to a small number of rooms is not significant and therefore should only be given very limited weight in this case.
- 6.12 (e) External materials
Condition 4 of planning permission 21/00934/VARM required details of the external materials to be submitted for approval. These have now been submitted as a schedule of materials. Samples have been viewed on-site. These materials comprise:
- Aluminium framing colour coated RAL 9006 (White aluminium)
 - Insulated spandrel panels colour coated RAL 7048 (Pearl mouse grey)
 - Folded aluminium cladding band colour coated RAL 9006
 - External glass balustrade to sliding doors
 - Aluminium vertical fins colour coated RAL 8029 (Pearl copper)
 - Aluminium rainscreen cladding colour coated RAL 7048
 - Aluminium ventilation louvres colour coated RAL 7048
 - Acoustic louvres colour coated RAL 7048
 - Limited elements in fibre cement cladding in concrete effect
- 6.13 The materials have been chosen to replicate as closely as possible the original design and appearance, having regard to changes in the building regulations and fire safety regulations in the use of materials on tall buildings. Glazed spandrel panels as originally proposed can no longer be installed on tall buildings and their replacement with aluminium panels was agreed in principle under planning permission 21/00934/VARM. Light grey coloured aluminium panels have been chosen to give a similar appearance and effect to opaque glazed panels when viewed from ground level in different light conditions. The proposed materials are considered to provide a high quality, sleek, glazed appearance as originally intended.

6.14 (f) Cleaning strategy

The original cleaning strategy proposed a cradle system lifted from the roof of the tower with the cradle stored at ground level. This was conditioned under Condition 19 of planning permission 21/00934/VARM. The system now proposed is abseiling from davit arms from the roof of the tower and the lower roof areas. More accessible areas will be cleaned using a 'reach and wash' system from the lower roof areas and terraces. This is considered an acceptable alternative cleaning strategy.

7. Consultation Responses Received

7.1 Statutory Consultees and Other Organisations

None consulted.

7.2 Internal Consultees

Waste and recycling

Bin store location is not appropriate as it is clear that we will be unable to take the collection vehicle into the property to load bins. Also the proposal for bin quantities is correct for domestic and recycling but the bins are stored 3 fold and 2 fold which is not acceptable as each bin needs to be accessed for collections. We will not be manoeuvring bins about to get to the bins at the back and how would the residents reach the bins at the back. Due to the proposed lay out, we would anticipate that the waste would not be stored appropriately and accumulations of rubbish would be left on the floor or piled high on the front bins. The waste storage and collection point needs to be reconsidered for this building.

Officer comment: The residential bin store arrangement is the same as that approved in the original planning permission ref. 17/00470/FULM. The external colonnade along the southern side of the building has been revised specifically to facilitate access for refuse vehicles and delivery vehicles to the rear bin store and residential entrance. There will be on-site concierge and management who will be responsible for managing and rotating bins for access by residents and for collection.

7.3 Interested Parties

Letters were sent to 35 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 link the application to the original s.106 agreement under ref. 17/00470/FULM and the deed of variation under ref. 21/00934/VARM, planning permission be granted subject to the conditions listed below:

Conditions

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

1152-PL-AA90A - SITE LOCATION PLAN
1152-PL-AA91A – RED LINE DRAWING
1152-PL-AA00A - GROUND FLOOR PLAN
1152-PL-AA01B – 1st FLOOR PLAN
1152-PL-AA02B – 2nd FLOOR PLAN
1152-PL-AA03B – 3rd FLOOR RESIDENTIAL
1152-PL-AA04B – 4th FLOOR RESIDENTIAL & 3rd FLOOR OFFICE
1152-PL-AA05B – 5th FLOOR RESIDENTIAL & 4th FLOOR OFFICE
1152-PL-AA06B – 6th FLOOR RESIDENTIAL & 5th FLOOR OFFICE
1152-PL-AA07B – 7th FLOOR RESIDENTIAL
1152-PL-AA08B – 8th FLOOR RESIDENTIAL & 6th FLOOR OFFICE
1152-PL-AA09B – 9th FLOOR RESIDENTIAL & 7th FLOOR OFFICE
1152-PL-AA10B – 10th FLOOR RESIDENTIAL & 8th FLOOR OFFICE
1152-PL-AA11B – 11th FLOOR RESIDENTIAL & 9th FLOOR OFFICE
1152-PL-AA12B – 12th FLOOR RESIDENTIAL & 10th FLOOR OFFICE
1152-PL-AA13B – 22nd-24th FLOOR RESIDENTIAL
1152-PL-AA14B – 25th FLOOR RESIDENTIAL
1152-PL-AA15 – 13th FLOOR RESIDENTIAL & 11th FLOOR OFFICE
1152-PL-AA16 – 14th-21st FLOOR RESIDENTIAL
1152-PL-AA20A - BASEMENT LEVEL -1 FLOOR PLAN
1152-PL-AA21A - BASEMENT LEVEL -2 FLOOR PLAN
1152-PL-AA30A - SOUTH ELEVATION
1152-PL-AA31A - WEST ELEVATION
1152-PL-AA32A - EAST ELEVATION
1152-PL-AA33A - NORTH ELEVATION
1152-PL-AA34A - SECTION ELEVATIONS
1152-PL-AA200 – SECTION RAMP TO BASEMENT
1152-PL-AA201 – RESIDENTIAL CYCLE STORE
1152-PL-AA202A – RESIDENTIAL STORAGE
1152-PL-AA501 – WINDOW CLEANING STRATEGY
1152-PL-AA502A - RESIDENTIAL FACADE
1152-PL-AA503A - OFFICE FACADE

1152-PL-AA504A - CAFE_OFFICE FAÇADE
DAS ADDENDUM (DATED JULY 2022)

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

2. 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.

3. The development permitted by this planning permission shall be carried out in full accordance with the approved Drainage Layout ref: 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.

4. All external facing materials to be installed on the building shall be in accordance with the approved Façade Materials Schedule dated May 2022, unless otherwise 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.

5. No external facing materials shall be installed on the building until a noise mitigation scheme for all the proposed residential dwellings on the 1st-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.

6. 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.

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 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.

8. All piling must be undertaken in accordance with the Piling Method Statement (Project 3004.02, Revision A dated 24.08.21) by Terrel as approved under ref. 21/01676/DISCON.

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.

9. No part of the development shall be occupied until the hard landscaping scheme for the site has been carried out in full in accordance with the detailed design in the document by Kate Gould Gardens approved under ref. 21/01677/DISCON.

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.

10. The approved soft landscaping scheme for the site as detailed in the document by Kate Gould Gardens approved under ref. 21/01677/DISCON 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.

11. 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.

12. 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 1st-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.

13. 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 96 cycles and shower/locker facilities for employees;
 - (ii) the secure cycle stores for at least 25 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.

14. 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.

15. No plant or equipment shall be installed within the roof level plant enclosures 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 enclosures 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.

16. All plant and equipment shall only be sited within the designated plant enclosures shown on the approved drawings. No plant or equipment shall be installed outside the approved plant enclosures 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.

17. 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.

18. 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.

19. The cleaning of the building shall only be undertaken using davit arm abseiling and 'reach and wash' portable system, as detailed on approved drawing no. 1152_PL_AA501, 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.

20. The ground floor commercial unit adjoining the office entrance 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.

21. The commercial unit at 11th 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.

22. 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.

23. The development hereby approved shall be built in accordance with the approved plans under Condition 1 and be restricted in development quantum to the following:

16,122sqm GIA office space (Class E);
369sqm GIA ancillary office amenity space (Class E);
168 residential units (Class C3); and
268sqm GIA of café/restaurant use (Class E)

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

24. Within 3 months of the date of this permission, a BREEAM pre-assessment shall be submitted to demonstrate that the proposed office building can achieve a BREEAM Excellent standard. No occupation of the office building shall take place until a post-completion certificate, to certify that the respective BREEAM Excellent standard has been achieved, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To secure the sustainability of the development in accordance with emerging Policy CC8.2 of the Final Draft Watford Local Plan 2018-2036.

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