

PART A

Report of: **DEVELOPMENT MANAGEMENT SECTION HEAD**

Date of Committee: **12th December 2013**
Site address: **Land to the rear of 121B St Albans Road**

Reference Number : **13/01013/FUL**
Description of Development: **The demolition of the existing warehouse building and the erection of a two storey building to provide 2 self contained flats together with the associated recycle and waste storage bins and bicycle stands.**

Applicant: **Via Properties**
Date received: **24th September 2013**
Date re-validated: **6th November 2013**
8 week date (minor): **1st January 2014**
Ward: **NASCOT**

SUMMARY

The proposal relates to a single storey warehouse building which, by reason of its condition and appearance, detracts from the character and appearance of this part of the Nascot Conservation Area. Further, given its location within a very narrow road and its confined space, its use for warehousing and storage purposes creates a number of difficulties in terms of vehicular movement and associated disturbance to the amenities of neighbouring dwellings.

The proposal is to demolish part of the existing building and to erect a two storey building in its place to provide two self contained flats. The proposed replacement building will have an identical height to the neighbouring properties in Terrace Gardens. The scheme

has also incorporated design features prevalent in the existing residential buildings in the cul-de-sac. Therefore the proposed building will be in keeping with the character and appearance of the area and, by replacing the existing unsightly building, it will considerably improve the local environment and significantly enhance the character and appearance of this part of the conservation area.

The proposal will provide additional housing on previously developed land in a suitable location. Therefore, in land use terms and as a sustainable development, the proposal will comply with one of the key strategic objectives of both local and national planning policies and hence it is welcomed. Moreover, given its location, scale, height, bulk, layout and design, the proposal will not result in significant harm to the amenities of the adjoining occupiers.

The application site is located close to the North Watford district shopping centre which, as well as shops, provides a range of other services. Further the site has good access to public transport, including numerous bus routes, and is also within walking distance of Watford Junction main line station. As such, the site is considered to be within a sustainable location where reliance on car use is not essential. The local streets in the vicinity of the application site are subject to parking controls, including a controlled parking zone. In this case, therefore, the Council can restrict the entitlement of future occupiers of new residential developments to parking permits. Therefore, the proposal will have no adverse impact upon parking conditions within the area. Further, considering the lawful use of the building as a warehouse, which potentially could give rise to the generation of commercial vehicular movement, the proposal will considerably improve the highway conditions in this narrow cul-de-sac.

The applicant has also undertaken to make financial contributions toward improvement in education, library facilities, youth services, public open space and transport strategy to the mitigate against the impact of the development upon the local social infrastructure. These contributions will be secured through a legal agreement.

The proposal is considered to be acceptable and complies with the relevant policies of the Development Plan. Consequently, the Development Management Section Head recommends that planning permission be granted subject to the conditions and the heads of terms of the legal agreement as set out in the report.

BACKGROUND

Site and surroundings

The application site comprises a complex of building on an irregular plot of land. The main part of the building (121b St. Albans Road) comprises a Victorian building on two floors with a two storey outrigger to the rear. This part of the building comprises a retail unit on the ground floor with vacant accommodation above. The application building to the front facing St. Albans Road does not form the corner building and actually is set one building away from the Terrace Gardens. The current proposal does not affect this part of the building, but it relates to the rear part of the site.

The rear of the site has a T-shape layout, where the application site wraps around the building which sits at the corner of Terrace Gardens and St. Albans Road (123 St. Albans Road) and fronts onto Terrace Gardens. The site to the rear also extends behind part of the rear of 121a St. Albans Road. The entire site to the rear is covered by a single storey building with a flat roof. The single storey building is currently vacant but its lawful use is for warehouses purposes. The building benefits from a high ceiling height and incorporates a double width concertina entrance door which facilitates vehicular access for commercial vehicles onto Terrace Gardens. The building is generally built in concrete blocks and is rendered with cement, although there is some brickwork to the front elevation.

Beyond the rear wall of the warehouse building lies an alley way which separates the application site from the residential properties in the cul-de-sac. From this narrow passage access is gained to the rear of the buildings which front onto St. Albans Road as well as the rear of the houses in Terrace Gardens.

The building in its entirety has been vacant for some time and generally suffers from a degree of neglect and disrepair; as such, it attracts certain degree of anti-social behaviour.

The character of the area is quite mixed. St. Albans Road is characterised by commercial Victorian buildings two or three storeys high, which are generally used as shops or other commercial uses on the ground floor with residential on the upper floors. Terrace Gardens forms part of the earliest development in the area. It include a group of small two storey houses on narrow plots on both sides of a narrow access way. These cottage style dwellings have a graceful and interesting design and, until recently, were locally listed.

However, as well as the relatively uniform terraces of houses, Terrace Gardens also includes the rear part of the buildings of St. Albans Road, which are generally in commercial use and consequently exhibit varying degrees of utilitarian appearance. Much of the rear of these properties provides storage space for the commercial buildings fronting St. Albans Road, except for one recently constructed building to the rear of 125 St. Albans Road which appears to be used for residential purposes.

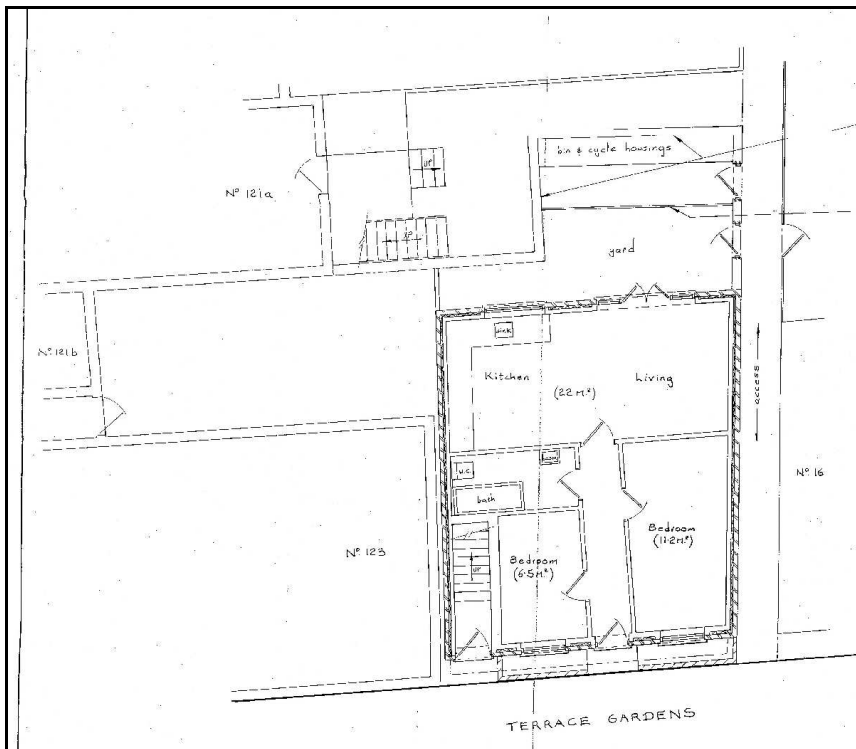
The application building is not listed, but it lies within Nascot Conservation Area. The area is subject to parking controls and much of St. Albans Road is a designated District Shopping Centre in the Development Plan.

Proposed development

Full planning permission is sought to demolish part of the existing warehouse building and to erect a two storey building to provide two self contained flats. The front of the proposed building will be in line with the nearest residential property at 16 Terrace Gardens, with the same height at its eaves and slightly less height to its ridge. The two storey building will be built in brick incorporating a gable ended roof.



Elevation to Terrace Gardens



Ground floor plan

Relevant planning history

There have been several permissions for alterations and extension to the building over the years. The most relevant is the conditional planning permission (07/00066/FUL) that was granted on 3 April 2007 for the erection of a first floor extension on the rear of the building to provide two flats over the rear storage area, conversion of part of the warehouse to offices and the provision of two parking spaces for the offices. However, this permission was not implemented and has now lapsed.

Relevant Policies

National Planning Policy Framework 2012

- Section 4 Promoting Sustainable Transport
- Section 6 Delivering a wide choice of high quality homes
- Section 7 Requiring good design
- Section 10 Meeting the challenge of climate change, flooding and coastal change
- Section 12 Conserving and enhancing the historic environment

Hertfordshire Waste Core Strategy and Development Management Policies Document 2011-2026

No relevant policies.

Hertfordshire Minerals Local Plan Review 2002-2016

No relevant policies.

Watford Local Plan: Core Strategy 2006–31

- Policy SS1 Spatial Strategy
- Policy SD1 Sustainable Design
- Policy SD2 Water
- Policy SD3 Climate Change
- Policy UD1 Delivering high quality design
- Policy UD2 Built Heritage conservation
- Policy SD4 Waste

Policy T2	Location of New Development
Policy T3	Improving Accessibility
Policy T4	Transport Assessments
Policy UD1	Delivering High Quality Design
Policy GI1	Green Infrastructure
Policy GI2	Biodiversity
Policy HS1	Housing supply and residential site selection
Policy HS2	Housing mix
Policy T2	Location of New Development
Policy T3	Improving Accessibility
Policy T4	Transport Assessments
Policy T5	Providing New Infrastructure
Policy INF1	Infrastructure delivery and planning obligations

Watford District Plan 2000

Policy SE7	Waste Storage, Recovery and Recycling
Policy SE22	Noise
Policy SE23	Light Pollution
Policy T10	Cycle Parking Standards
Policy T21	Access and Servicing
Policy T24	Car Parking Standards
Policy T26	Car Free Residential Development
Policy L2	Dual use
Policy U4	Community Safety
Policy U5	Access
Policy U17	Setting of Conservation Areas
Policy U18	Design in Conservation Areas
Policy U19	Small Scale Developments in Conservation Area
Policy L8	Open Space Provision in Housing Development
Policy L9	Children's Play Space
Policy H10	Planning Agreements for Educational and Community Facilities

Supplementary Planning Guidance

Residential Design Guide, Volume I – Building New Homes (adopted 2008)

SPG6 – Space Standards

CONSULTATIONS

Neighbour notification

Letters were sent to 16 properties in St Albans Road and Terrace Gardens.

Four responses have been received citing the following objections:

- Loss of outlook and light
- Overlooking and loss of privacy
- Blocking access to the rear of the building in Terrace Gardens
- Contravening of the covenants
- High density residential area
- Fly tipping and rubbish will be increased
- Will add to the existing parking problem in the area
- Refuse storage area needs to be provided
- The site could be used for refuse storage area for local business and residential flats
- The construction work may block access to the commercial building where constant access is needed
- This is a profit motivated scheme against the wishes of the local residents
- The building should be kept as a ware house
- The construction work could block access to the commercial building where constant access is needed
- The building should be used for waste storage of the existing shops and flats

Further, a petition containing 37 signatures (mainly of people from the immediate area but also from addresses further away) has been received opposing the scheme. However, there is no specific reason given in the petition as to the nature of opposition or concern.

The representations made by local residents are evaluated below.

Advertisements in local paper/ site notices

A public notice was published in the Watford Observer on 4th October 2013 and the application has also been advertised by a notice on the site.

Consultations

Conservation and Design

The property is located in the Nascot Conservation Area. We are generally supportive of the application, which will enhance the appearance of this part of Terrace Gardens. The existing building has a neutral value within the Conservation Area and we do not object to its demolition. The new build has been designed to fit in well with the character of the street. However, we would request that conditions are put on any approval covering materials. Doors and sliding sash windows should be in timber, although it will be acceptable for rear windows to be in conservation style uPVC.

Hertfordshire County Council (Highway Authority)

Comments awaited.

APPRAISAL

In accordance with s.38 of the Planning and Compulsory Purchase Act 2004, the Development Plan for Watford comprises:

- (a) Watford Local Plan: Core Strategy 2006-31 (adopted January 2013);
- (b) the continuing “saved” policies of the Watford District Plan 2000;
- (c) the Hertfordshire Waste Core Strategy and Development Management Policies Document 2011-2026; and
- d) the Hertfordshire Minerals Local Plan Review 2002-2016.

Residential Design Guide, Volume 1 – Building New Homes was approved by the Council's Cabinet as a Supplementary Planning Document on 17 November 2008. It provides a robust set of design principles to assist in the creation and preservation of high quality residential environments in the Borough which will apply to proposals ranging from new individual dwellings to large-scale, mixed-use, town centre redevelopment schemes. The guide is a material consideration in the determination of planning applications and replaces the Council's existing Supplementary Planning Guidance *SPG4 – Privacy Guidelines*, *SPG5 – Private Gardens*, *SPG8 – Extensions* and *SPG14 – Designing for Community Safety*.

SPG6 was prepared in accordance with paragraphs 3.15 to 3.18 of PPG12: Development Plans and gives further guidance in the application of the relevant policies in the Watford District Plan 2000. Following a period of public consultation and publicity, the SPG was formally adopted by the Local Planning Authority in October 2001. The SPG is, therefore, a material consideration to be taken into account in the determination of planning applications.

Planning assessment

The main issues to be considered are as follows:

- whether the proposal is acceptable in land use terms and whether the proposed dwellings will meet the relevant standards for the provision of suitable accommodation;
- whether the proposal is considered acceptable in design terms, and whether it will preserve and enhance the character of the Conservation Area;
- whether the proposal will have an acceptable impact on the amenities of adjoining occupiers in terms of light, noise, and sense of enclosure;
- whether the impact of the development on highway and parking conditions will be acceptable;
- whether the proposal will incorporate appropriate measures to address the impact of development on local public infrastructure.

(a) Land use and the suitability of the residential accommodation

The proposal will provide two one bedroom flats on previously development land. The provision of new residential accommodation is considered as a priority use in the adopted Local Plan and in national planning advice. The Council's adopted policies advocate a sequential approach when considering applications for residential development in Watford. Previously developed sites will be considered for development as a first priority over green field sites or public open space (Local Plan, Policy SS1). The policies in the District Plan and the adopted Core Strategy provide that all proposals for residential development will be considered in the context of the local area's need for a variety of different types, tenures and sizes of accommodation. Given the site's status as previously developed land and its context within a town centre location, the proposal to provide two self contained flats here is acceptable in principle.

The proposed flats are appropriate in size, with sufficient levels of daylight and outlook. The flats will benefit from close proximity to a range of facilities available in the nearby shopping centre and are located within a sustainable location.

Internally the two new flats provide an acceptable standard of accommodation. In terms of space, the proposed flats exceed the requirement of SPG6 both in overall floor space area and for individual room sizes. The outlook for the flats is also acceptable as both benefit from dual aspects.

The NPPF and the Council's adopted planning policies emphasise the point that the provision of residential development in such a location is both appropriate and acceptable. In land use terms, and as regards the suitability of the accommodation, the proposal is to be welcomed.

(b) Aesthetic considerations

The demolition of the existing building

The proposal involves the demolition of the existing warehouse building, which is not listed. The existing building does not possess any architectural merit and makes no positive contribution to the character of the area. Hence, there is no objection to its demolition. It should be noted that, since 1 October 2013, as a result of a change in legislation, Conservation Area Consent has been abolished. The demolition of an unlisted building in a Conservation Area now requires planning permission.

The merit of the proposed building

Both the built form and the design of the proposed development have been subject to negotiations with the applicant and the scheme has been amended to take on board the officers' advice.

The proposed building has been designed particularly to relate to the existing properties in Terrace Gardens. Its height, bulk and scale relates appropriately to the massing of the adjacent dwellings. The street elevation of the building has been designed so as to give the appearance of two houses of similar plot width and scale to those in the cul-de-sac. Moreover, the elevations incorporate design elements of the existing houses in Terrace Gardens. Particular regard has been paid to the fenestration pattern, eaves height, roof form, the overall height and other decorative features such as window arches and decorative brickwork, all of which result in the new building being in keeping with the character of the buildings in the adjacent terrace. The new building will be constructed in brick, although it would be appropriate to impose a condition on any planning permission to ensure that appropriate materials are used in the construction of the proposed building.

Subject to the use of appropriate materials, the proposed building will respond well to the site specific constraints by creating a building of balanced proportions, incorporating relevant design.

Considering the unsightly nature of the existing building, the proposal will have a positive impact on the character and appearance of the conservation area which will enhance the character of this part of the conservation area.

In aesthetic terms, therefore, the proposal is acceptable.

(c) The impact on neighbouring properties

The proposed flats will have only limited impact on the amenities of the existing properties in Terrace Gardens. The depth of the proposed building is such that it will not extend beyond the rear elevation of the adjacent buildings in Terrace Gardens and, consequently, the proposal will have no impact upon the outlook from, or the daylight and sunlight received by, those properties.

Overlooking is limited to an acute angle from the first floor window of the proposed building and is, in any event, confined to only part of the garden of the nearest dwelling in Terrace Gardens (which is generally regarded as the norm in urban areas).

The gardens of the building directly behind the flats are generally in commercial use or are already overlooked by other windows. The first floor window to the rear of 123 St. Albans Road will have a reduced outlook as a result of the proposed building, but, with 8m remaining between the two buildings, the reduction is not considered to be so significant as to justify a reason for refusal of planning permission.

The proposal will also result in some loss of light and outlook and will cause a degree of overlooking to No. 1a on the opposite side of Terrace Gardens. However, since the proposed building will not be directly in front of this relatively recent building, the loss of amenity is not sufficient as to warrant a refusal of planning permission on these grounds.

The proposed use of the site for residential purposes will not be likely to generate significant noise. The lawful use of the site and the existing building is for unrestricted warehousing purposes, which could potentially generate a significant degree of noise from

activities associated with such a use. The proposal to replace the warehouse building with a residential one is therefore likely to reduce considerably the amount of noise and inconvenience to local residents.

Local residents have complained that the existing building attracts a certain degree of anti-social behaviour. It is cited by residents, and has been observed by officers, that normally rubbish bins are placed to the side of the building or within the recessed area to the front of the entrance gate. The development of flats in this location will result in improved natural surveillance such that it will be less likely that this area could be used for storage of rubbish. In this regard, the proposal will considerably improve the local environment.

Residents have also raised concerns regarding the storage of refuse and recycling bins for the proposed flats as well as for the existing shops and the flats above. As a result of these concerns, the applicant has now amended the proposals to provide for two separate areas for waste bins. The emphasis has been to ensure there will be ample space available to accommodate refuse and recycling provision for both the existing buildings and the proposed development. The areas shown for these purposes are acceptable (including provision for cycle storage). However, a condition is recommended to ensure that further details of what is to be provided are submitted for the Council's approval and are then implemented according to the approved scheme prior to the occupation of either of the flats.

It is concluded, therefore, that the proposed development will have an acceptable impact on the amenities of the adjoining occupiers and, moreover, will result in environmental improvement.

(d) Transport, access and parking

The proposed scheme will not provide any on-site car parking spaces. Policy T26 of the Watford District Plan 2000 provides that car free residential development will be considered in suitable locations which are highly accessible by passenger transport and close to amenities and services. The site is located close to local shopping facilities and a

range of other services in the nearby town centre. Further the site has good access to public transport including numerous bus routes and is within walking distance of Watford Junction mainline railway station. As such, the site is within a sustainable location where on-site parking is not essential, subject to parking permits being restricted. As the site is situated in a Controlled Parking Zone the Council is able to restrict occupiers of the proposed flats from entitlement to residents' parking permits, and this can be secured by a Unilateral Undertaking. The applicant has signed such an undertaking and, hence, the proposal will not have a significant impact on the parking conditions in the vicinity of the site. In addition, the part of Terrace Gardens to which vehicles have access is provided with double yellow lines.

The proposed development involves the provision of cycle storage for the occupiers of the flats in accordance with Policy T9 of the Watford District Plan 2000. The applicant has also undertaken to make a financial contribution towards the design, consultation and implementation of the South West Hertfordshire Transport Strategy.

The lawful use of the site is for warehousing purposes. This use could potentially give rise to a significant degree of traffic movement to and from the site by vans or other commercial vehicles. The proposal to replace a warehouse building with a residential building with no on-site parking provision will improve significantly the highway conditions in this narrow cul-de-sac.

Thus, from highway and parking points of view, the proposal will make a considerable improvement in terms of both traffic movement and the parking situation in the locality.

(e) impact on local public infrastructure

The development proposed in this application is one where, in accordance with Policy INF1 of the Core Strategy, the Council will normally require the applicant to enter into a planning obligation to provide contributions towards the provision or improvement of community facilities and infrastructure. Under Regulation 122 of the Community Infrastructure Levy Regulations 2010, where a decision is made which results in planning

permission being granted for development, a planning obligation may only constitute a reason for granting planning permission for that development if the obligation is:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

Policies T3, T4, T5 and INF1 of the Watford Local Plan Core Strategy and saved policies L8, L9 and H10 of the Watford District Plan 2000, together with *SPG 10: Open Space Provision*, recognise that cumulative small developments within the urban area of Watford can produce significant additional demands for services and facilities in the same way that a smaller number of larger developments would. However, unlike larger developments which can often accommodate some provision of these services and facilities within the site, smaller developments are clearly unable to do so and it would be unreasonable to expect them to. It is therefore reasonable to expect the applicant in such cases to make a financial contribution towards improved services and facilities within the Borough.

Most new residential developments within Watford comprise fewer than 50 dwellings. The Council seeks financial contributions on a per unit basis from all new residential developments. This is considered to be a reasonable approach as it ensures that all such developments make contributions on an equal basis, with actual payments determined by the number and, in some cases, the size of the units proposed. This approach therefore does not disadvantage applicants proposing larger developments within the Borough, but rather ensures that all applicants make payments in proportion to the additional demand on services and facilities that their development will generate.

The Council's approach to seeking financial contributions by means of a planning obligation is fully in accordance with the advice set out in paragraphs 203 to 205 of the National Planning Policy Framework. In each case, the contributions received are pooled together in order to accumulate sufficient funds for the Council and the County Council to undertake capital works within the Borough. Given the small size of the Borough, this is

considered to be a reasonable and acceptable approach to the provision of new or improved services and facilities and accords with paragraphs 203 to 205 of the National Planning Policy Framework.

The contributions in the case of the development proposed in this application are set out below. As these contributions have been calculated in accordance with the County Council's Planning Obligations Toolkit (adopted January 2008) and the relevant saved policies of the Watford District Plan 2000, they are directly related to the proposed development, are fairly and reasonably related in scale and kind to that development and are necessary to make the development acceptable in relation to those policies. Accordingly, the requirement for such contributions meets the tests in Regulation 122 of the Community Infrastructure Regulations 2010, and, consequently, the planning obligation can be taken into account as a material planning consideration in the determination of the application.

i) Community facilities

- | | |
|-------------|--------|
| • Education | £2,910 |
| • Childcare | £114 |
| • Youth | £26 |
| • Libraries | £258 |

ii) Open space and children's play space

As the site is located in an area where there is a deficit in open space the 50% reduction in the normal contribution set out in SPG10 is not applicable.

- | | |
|-------------------------|--------|
| • Open space | £4,944 |
| • Children's play space | £1,970 |

iii) Sustainable transport

- | | |
|-------------------------|--------|
| • Sustainable transport | £1,500 |
|-------------------------|--------|

iv) Controlled parking zone

- Amendment of TRO £2,000

A unilateral undertaking under s.106 has been completed to secure these financial contributions. As such, the proposal accords with Policies T3, T4, T5 and INF1 of the Watford Local Plan Core Strategy and saved policies L8, L9 and H10 of the Watford District Plan 2000.

Consideration of objections received

The comments and concerns that have been raised have been outlined above. Many of the comments have been addressed within the body of the report. However, those issues that have not already been referred to are set out in the table below.

Objections	Officer's response
Blocking access to the rear gardens of Terrace Gardens in contravention of covenants.	The proposal does not affect the existing access way to the rear of the building in Terrace Gardens. In any event, covenants are private matters and are not a material planning consideration.
The area has been described as high density. The proposal will add yet another house to this highly density area.	The proposal to provide additional houses in a sustainable location on previously developed land is fully in accordance with local and national planning policies and will assist in meeting housing need. The flats will replace an existing warehouse, so the proposal will result in less harm to the amenities of the adjoining buildings. The proposal will comply with relevant planning policy (HS2) in the adopted Core Strategy which directs high density developments to the town centre locations and key strategic sites.
The site could be used for refuse storage area for the houses in Terrace Gardens.	This is private land and cannot be designated for refuse storage space to be used by others.

This is a profit motivated scheme with no regards to the residents' wishes	This is not a material planning consideration which can be taken into account by the Council.
The building should be kept as a warehouse	The application site is not designated employment land where industrial or warehouse uses are protected. The proposal to replace the building with a residential dwelling complies with the Council's adopted land use policies.
The construction work could block access to the commercial building which need constant access.	There will inevitably be a degree of disturbance during construction works, but this is not a reason to refuse planning permission. However, conditions can be imposed to ensure that the impact of the construction works on the amenities of neighbouring occupiers is minimised. In any event, a grant of planning permission does not allow obstruction of the highway to take place (which may constitute a criminal offence).

Conclusion

The development will provide additional dwellings on previously developed land in a sustainable location, thereby meeting a key priority objective of both local and national planning and housing policies. The proposal in land use terms is therefore particularly welcomed.

The proposal will replace an unsightly warehouse building with a building of modest proportions and acceptable design. As a result, the proposed development will enhance the character of the conservation area.

Given the lawful use of the existing building as a warehouse, the proposed development will result in a significant reduction in the level of trip generation thereby improving local highway conditions and safety of road users. In comparison with the existing use for storage and warehouse purposes, the proposed residential accommodation will result in

less disturbance to neighbours, as a result of a reduction in the number of vehicles visiting the premises for loading and unloading of goods.

Having regard to matters of scale, bulk and location, the proposed development will not cause any significant harm to the amenities of any adjoining occupiers.

It is therefore recommended that, having regard to the completed planning obligation, planning permission be granted for the proposed development, subject to conditions.

Human Rights Implications

The Local Planning Authority is justified in interfering with the applicant's Human Rights in order to alleviate any adverse effect on adjoining properties and their occupiers and on general public amenity. With regard to any infringement of third party Human Rights, these are not considered to be of such a nature and degree as to override the Human Rights of the applicant and therefore warrant refusal of planning permission.

RECOMMENDATION

That, in consequence of a unilateral undertaking under s.106 of the Town and Country Planning Act 1990 (as amended) having been entered into to secure the contributions set out in this report, planning permission be granted subject to the following conditions:

1. The development to which this permission relates shall be begun within a period of three years commencing on the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Construction of the development hereby permitted shall not take place before 8am or after 6pm Mondays to Fridays, before 8am or after 1pm on Saturdays and not at all on Sundays and Public Holidays.

Reason: To safeguard the amenities and quiet enjoyment of neighbouring properties during the time that the development is being constructed, pursuant to Policy SE22 of the Watford District Plan 2000.

3. Notwithstanding the details shown in the approved plans, no development shall commence until details of all the external materials, including samples of brick and roofing material to be used for the development, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented otherwise than in accordance with the approved details and samples.

Reason: To ensure that the development applies high quality materials that respond to the buildings context and makes a positive contribution to the character pursuant to Policy UD1 of the Watford Local Plan Core Strategy (2006-0203) adopted January 2013.

4. No development shall commence within the site until a Construction Environmental Management Plan has been submitted to and approved by the Local Planning Authority. This Plan shall include details of contractors parking, the delivery and storage of materials, measures to mitigate noise and dust, wheel washing facilities, plant and equipment and a contact procedure for complaints. The Plan as approved shall be implemented throughout the construction period.

Reason: To safeguard the amenities and quiet enjoyment of neighbouring properties and prevent obstruction of the adjoining highway during the time that the development is being constructed, pursuant to Policies T4 and SE22 of the Watford District Plan 2000.

5. No development shall commence until details of a scheme for the provision of cycle, refuse and recycling storage facilities have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of any part of the development and shall be retained as such thereafter.

Reason: To ensure adequate facilities are provided for future occupiers in accordance with Policy T10 of the Watford District Plan 2000 and Policy UD1 of the Watford Local Plan Core Strategy (2006-0203) adopted January 2013.

6. The windows and doors on the front elevation of the development hereby approved shall be recessed from the façade by a depth of at least 6cm.

Reason: In the interests of the visual appearance of the site and the character and appearance of the area, pursuant to Policy UD1 of the Watford Local Plan Core Strategy (2006-0203) adopted January 2013.

7. Notwithstanding the details shown on the approved drawings, no development shall commence until further details of the siting, height and type of fencing or other means of enclosure around the boundaries of the site and within the site have been submitted to and approved by the Local Planning Authority. These works shall be carried out prior to the first occupation of any part of the development and shall be maintained as such at all times thereafter.

Reason: In the interests of the visual appearance of the site and in the interests of security of the site and adjacent properties in accordance to Policy UD1 of the Watford Local Plan Core Strategy (2006-0203) adopted January 2013.

Informatives

1. This planning permission is accompanied by a planning obligation under s.106 of the Town and Country Planning Act 1990 to secure financial contributions under 'Saved' Policy T24 of the Watford District Plan 2000 and Policy INF1 of the Watford Local Plan: Core Strategy 2013.
2. In dealing with this application, Watford Borough Council has considered the proposal in a positive and proactive manner having regard to the policies of the development plan as well as paragraphs 186 and 187 of the National Planning Policy Framework and other material considerations, and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010, as amended.
3. The applicant is reminded that this planning permission does not obviate the need to obtain any other necessary consent from other owner(s) of any land which this development may affect under other laws. The Party Wall Etc Act 1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters. A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government.

Drawing

One unnumbered drawing dated September 2013 and notated "amended 6.11.13".

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