



**WATFORD  
BOROUGH  
COUNCIL**

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***TOWN AND COUNTRY PLANNING ACT 1990***

***DECISION NOTICE***

Planning Ref. No. 17/01456/FUL

Charterhouse Property Group Ltd  
C/O Stewart M And PS Ltd  
Mr Ransford Stewart  
The Windmill Studio Centre  
106 Pembroke Road  
Ruislip  
HA4 8NW

**Conditional Planning Permission Granted**

Applicant	Charterhouse Property Group Ltd
Development	Change of use at ground and basement levels from retail (Use Class A1) to restaurant (Use Class A3) including new plant and equipment.
Location	19-21 The Parade High Street Watford WD17 1LQ

In pursuance of their powers under the above Act and the Orders and Regulations in force thereunder, the Council hereby grants the development proposed by you in your application received with sufficient particulars on 24th October 2017.

This permission is 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 The development hereby permitted shall be carried out in accordance with the following approved drawings:-

6140[P]102  
061216-MS-01-A

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

- 3 No occupation of the restaurant unit shall take place until noise mitigation measures have been carried out to the ground floor ceiling. These measures shall be as set out in the letter dated 21st December 2016 'Turtle Bay, 19-21 The Parade, Watford - Internal Noise Transfer' by RBA Acoustics unless alternative measures are approved in writing by the Local Planning Authority. The restaurant unit shall not be occupied until photographic and written evidence has been submitted to and approved in writing by the Local Planning Authority to confirm that the measures have been installed in full in accordance with the approved specification and the manufacturer's instructions. These measures shall be retained at all times.

Reason: To ensure acceptable internal noise levels are achieved for the first floor flats above the restaurant unit.

- 4 No occupation of the restaurant unit shall take place until details of the acoustic enclosure for the external ground level mounted condensing units, as shown in principle on the approved drawings, have been submitted to and approved in writing by the Local Planning Authority. The restaurant unit shall not be occupied until the approved acoustic enclosures have been installed. The approved acoustic enclosures shall be retained at all times.

Reason: To ensure acceptable internal noise levels are achieved for the first floor flats above the restaurant unit.

- 5 No occupation of the restaurant unit shall take place until details of the acoustic attenuation measures for the ground level, wall mounted ventilation inlet and the toilet extract outlet, as shown in principle on the approved drawings, have been submitted to and approved in writing by the Local Planning Authority. The restaurant unit shall not be occupied until the approved acoustic enclosures have been installed. The approved acoustic enclosures shall be retained at all times.

Reason: To ensure acceptable internal noise levels are achieved for the first floor flats above the restaurant unit.

- 6 No occupation of the restaurant unit shall take place until details of the proposed fume extraction system, as shown in principle on the approved drawings, have been submitted to and approved in writing by the Local Planning Authority. These details shall include measures to mitigate noise and odours from the extraction system impacting on the first floor flats. The restaurant unit shall not be occupied until the approved extraction system has been installed. The approved extraction system shall be retained at all times.

Reason: To ensure acceptable internal noise levels are achieved for the first floor flats above the restaurant unit.

- 7 No amplified music shall be played within the restaurant unit unless a sound limiting device (located in a separate and remote lockable cabinet from the volume control) has been fitted to any musical amplification system and set at a level that does not exceed LMax levels of 84dBA/ 90dBc one metre from any attached speaker.

Reason: To ensure acceptable internal noise levels are achieved for the first floor flats above the restaurant unit.

INFORMATIVES :-

- 1 You are advised of the need to comply with the provisions of The Control of Pollution Act 1974, The Health & Safety at Work Act 1974, The Clean Air Act 1993 and The Environmental Protection Act 1990.

In order to minimise impact of noise, any works associated with the development which are audible at the site boundary should be restricted to the following hours:

Monday to Friday 8am to 6pm

Saturdays 8am to 1pm

Noisy work is prohibited on Sundays and bank holidays

Instructions should be given to ensure that vehicles and plant entering and leaving the site comply with the stated hours of work.

Further details for both the applicant and those potentially affected by construction noise can be found on the Council's website at:

[https://www.watford.gov.uk/info/20010/your\\_environment/188/neighbour\\_complaints\\_%E2%80%93\\_construction\\_noise](https://www.watford.gov.uk/info/20010/your_environment/188/neighbour_complaints_%E2%80%93_construction_noise).

- 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.



Signed \_\_\_\_\_

19th December 2017

Adrien Waite  
Development Management Section Head

DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2010  
PART 5  
TOWN AND COUNTRY PLANNING ACT 1990

Notes

1. If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.
2. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse planning permission or refuse approval for the proposed development, or to grant permission or approval subject to conditions, the applicant may appeal to the Planning Inspectorate, in accordance with Section 78 of the Town and Country Planning Act 1990, **within six months of the date of this notice.**

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs) The Planning Inspectorate has the power to allow a longer period for the giving of a notice of appeal but this power will not be exercised unless there are special circumstances which excuse the delay in giving notice of appeal.

3. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

**Sites or developments the subject of an enforcement notice please note:-**

If this decision regards a planning application relating to the same or substantially the same land and development as its already the subject of an enforcement notice and you want to appeal against this decision then you must do so within 28 days of the date of this notice or,

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this decision then you must do so within 28 days of the date of service of the enforcement notice, or 6 months of the date of this notice whichever period expires earlier.