



**WATFORD  
BOROUGH  
COUNCIL**

Town Hall, Watford, WD17 3EX  
T 01923 226400 F 01923 278100  
DX 51529 Watford 2  
[enquiries@watford.gov.uk](mailto:enquiries@watford.gov.uk)  
watford.gov.uk

**TOWN AND COUNTRY PLANNING ACT 1990**

**DECISION NOTICE**

Planning Ref. No. 16/01451/FUL

Aspect 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**

Applicant	Aspect Property Group Ltd
Development	Erection of a part one, part three storey side and rear extension. Conversion to 4no. self contained flats (C3) and a restaurant (A3) (AMENDED DESIGN)
Location	90 High Street Watford WD17 2BW

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 19th October 2016.

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:-

Site location plan, 20\_102, 20\_101, 20\_300, 20\_500, 20\_100, 20\_001, 20\_002  
20\_302, 20\_103, 20\_099, 20\_200, 20\_201, 20\_301

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

- 3 No development shall commence until details of the size and design of a secure refuse and recycling store for the restaurant use and the 4 studio flats have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until these facilities have been installed in accordance with the approved details. The facilities shall be retained at all times thereafter.

Reason: In the interests of the visual appearance of the site, and, to ensure that sustainable transport objectives are met.

- 4 No development shall commence until details of a sound proofing scheme for protecting the future occupiers of the first floor flats hereby approved from noise from the ground floor restaurant use have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until these measures have been installed in accordance with the approved details.

Reason: To ensure that the proposed first floor flats are adequately insulated from potential noise nuisance arising from the proposed ground floor use.

- 5 No development shall commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:

- o The programme and methodology of site investigation and recording;
- o The programme for post investigation assessment;
- o Provision to be made for analysis of the site investigation and recording;
- o Provision to be made for publication and dissemination of the analysis and records of the site investigation;
- o Provision to be made for archive deposition of the analysis and records of the site investigation;
- o Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

The development shall only be carried out in accordance with the approved Written Scheme of Investigation. No part of the development shall be occupied until the approved programme of works has been completed.

Reason: To preserve and record the archaeological heritage of this historic town centre location.

- 6 No development shall commence until approval under section 247 of the Town and Country Planning Act 1990 has been granted for the stopping up of the public highway.

Reason: In the interests of the safe and convenient use of the public highway by pedestrians.

- 7 No development shall commence until full details of the proposed fume extract system for the kitchen have been submitted to and approved in writing by the Local Planning Authority.

No part of the residential units shall be occupied until the approved fume extract system has been installed in full. This system shall be retained at all times, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To mitigate the odours and fumes arising from the proposed use in the interests of the amenities of occupiers of the upper floor flats and neighbouring properties, in accordance with the NPPF and Policy TLC8 of the Local Plan Part 2: Site Allocations and Development Management Policies (Publication Version, July 2016).

- 8 No development shall commence until samples of all external materials, including windows and doors to be used shall be submitted to and approved in writing by the planning authority.

Reason: In the interests of historic and visual integrity of the conservation area and the locally listed building.

- 9 The development hereby approved shall not commence until such time as the applicant has secured the written authorisation of the stopping up order of the public highway on which the development is proposed and details plan as agreed in conjunction with the Local Planning Authority and the Highway Authority. The Development shall not be commenced until such time as the approval under section 247 of the Town and Country Planning Act 1990 has been received in accordance with the written authorisation.

Reason: In order that the development is not erected on land in control of the Highway Authority

#### INFORMATIVES :-

- 1 This planning permission is accompanied by a unilateral undertaking under Section 106 of the Town and Country Planning Act 1990 to exclude future residents of the development from entitlement to resident parking permits for the controlled parking zones in the vicinity of the application site.
- 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 All new units granted planning permission and to be constructed require naming or numbering under the Public Health Act 1925. You must contact Watford Borough Council Street Naming and Numbering department as early as possible prior to commencement on [streetnamenumbers@watford.gov.uk](mailto:streetnamenumbers@watford.gov.uk) or 01923 278458. A numbering notification will be issued by the council, following which Royal Mail will assign a postcode which will make up the official address. It is also the responsibility of the developer to inform Street Naming and Numbering when properties are ready for occupancy.

4 This permission does not remove the need to obtain any separate consent, which may be required under the Buildings Act 1984 or other building control legislation. Nor does it override any private rights which any person may have relating to the land affected by this decision.

To find out more information and for advice as to whether a Building Regulations application will be required please visit [www.watfordbuildingcontrol.com](http://www.watfordbuildingcontrol.com).

5 This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under, above or immediately adjacent to their property (e.g. foundations or guttering). 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 at [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/393927/Party\\_Wall\\_etc\\_\\_Act\\_1996\\_-\\_Explanatory\\_Booklet.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/393927/Party_Wall_etc__Act_1996_-_Explanatory_Booklet.pdf)

6 Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction of the development are in condition such as not to emit dust or deposit mud, slurry or other debris on the highway.

7 You are advised of the need to comply with the provisions of The Control of Pollution Act 1974, The Health and 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)

8 The developer should be aware that the required standards regarding the maintenance of

the public right of way and safety during the construction. The public rights of way along the carriageway and footways should remain unobstructed by vehicles, machinery, materials and other aspects of construction works.

Reason: In the interest of highway users' safety

- 9 You are advised of the need to comply with the provisions of The Control of Pollution Act 1974, The Health and 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)

- 10 The developer should be aware that the required standards regarding the maintenance of the public right of way and safety during the construction. The public rights of way along the carriageway and footways should remain unobstructed by vehicles, machinery, materials and other aspects of construction works.

Reason: In the interest of highway users' safety



Signed \_\_\_\_\_

22nd June 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.