



Woolf Bond Planning
Chartered Town Planning Consultants

Our ref: DB/7546



23rd February 2021.

Planning and Development – Development Control
Watford Borough Council
Town Hall
Watford
Herts
WD17 3EX

Dear Sirs,

37 AND HANNAY HOUSE, 39, CLARENDON ROAD, WATFORD, WD17 1JA.

DISCHARGE OF CONDITIONS APPLICATION RELATING TO CONDITION 24 OF PLANNING CONSENT 17/00470/FULM

I write on behalf of our Client, Clarendon Road Developments Ltd and enclose the necessary plans and particulars pursuant to a discharge of conditions application relating to planning permission 17/00470/FULM granted on 1st May 2018. The necessary Conditions Application Form is enclosed along with the accompanying revised and updated Construction Phasing Strategy Report. The fee has been paid by our client via the Planning Portal (Reference PP-09549970).

The planning consent, dated 1st May 2018, granted permission for:

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 496 sqm 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.

Condition 24 relates to the Phasing of the approved development and states as follows:

Prior to the commencement of development a scheme for the phasing of the construction of the development shall be submitted to and approved in writing by the Local Planning Authority. The construction phasing shall secure the construction of the office building prior to the release of residential units for occupation. The development shall only be carried out in accordance with the approved phasing scheme.

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.

A Non-Material Amendment application submitted on 20th July 2018 and later approved on 3rd December 2018 has previously granted an amendment to Condition 24 that reads as follows:

Prior to the commencement of development, with the exception of demolition, a scheme for the phasing of the construction of the development shall be submitted to and approved in writing by the Local Planning Authority. The construction phasing shall secure the construction of the office building prior to the release of residential units for occupation. The development shall only be carried out in accordance with the approved phasing scheme.

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.

A Discharge of Condition application relating to Condition 24 was previously submitted. Application 20/01286/DISCON was submitted on 19th November was accompanied by a Construction Phasing Programme dated 15th November 2020.

Notwithstanding the approved Phasing Strategy Report and the amended condition pursuant to the 2018 NMA this application seeks to discharge condition 24 of the 2017 consent.

The revised Construction Phasing Strategy Report proposes a new Phase 1 for COMMENCEMENT, ENABLING AND GROUND WORKS. This includes Site clearance and preliminary ground works, including drainage installation will be undertaken within the first phase works. The drainage installation are the permanent drainage runs to service the final building.

The revised and updated Phasing Strategy Report includes a Phasing programme, as well as a Site Phasing Plan (no.150). The Site Phasing Plan has also been submitted separately via a Non-Material Amendment application submitted via the Planning Portal (Reference PP-09550043). This proposes a non-material amendment to Condition 2 of the 2017 consent. The Non-Material Amendment proposes adding a new Phasing Plan to the approved list of plans.

Summary

The application is accompanied by a new Phasing Strategy Report and new Phasing Plan in order to vary the discharge Condition 24 of planning consent 17/00470/FULM.

On this basis the information submitted as part of this discharge of conditions application should be acceptable and as such supported by officers. I look forward to a positive response in the near future.

Yours sincerely,



Douglas Bond BA (Hons) MRTPI

Enc.