



**WATFORD  
BOROUGH  
COUNCIL**

**Place Shaping and Corporate Performance - Development Control**

Town Hall, Watford, WD17 3EX

Email: [developmentcontrol@watford.gov.uk](mailto:developmentcontrol@watford.gov.uk)

Website: [watford.gov.uk](http://watford.gov.uk)

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**Application for Planning Permission and for relevant demolition of an unlisted building in a conservation area  
Town and Country Planning Act 1990**

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**1. Site Address**

Number	40
Suffix	
Property name	
Address line 1	Estcourt Road
Address line 2	
Address line 3	
Town/city	Watford
Postcode	WD17 2PS

Description of site location must be completed if postcode is not known:

Easting (x)	511102
Northing (y)	196739

Description

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**2. Applicant Details**

Title	Mr
First name	Vijay
Surname	Morzaria
Company name	Dwarka Limited
Address line 1	64B Queens Road
Address line 2	
Address line 3	
Town/city	Watford
Country	Herts

2. Applicant Details

Postcode

WD17 2LA

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

Peter

Surname

Mance

Company name

Maaps Design & Architecture

Address line 1

18 SUTTON PLACE

Address line 2

Address line 3

Town/city

LONDON

Country

United Kingdom

Postcode

E9 6EH

Primary number

Secondary number

Fax number

Email

4. Site Area

What is the measurement of the site area?  
(numeric characters only).

178.00

Unit

Sq. metres

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use and details of the proposed demolition.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

The proposed application includes the change the use of an existing C3 Dwelling House to a C4 HMO (House in Multiple Occupation) at 40 Estcourt Road. The property is located in the Central Ward of Watford and is within the Estcourt Conservation Area. This proposed application includes a rear infill two-story extension.

Has the work or change of use already started?

☐ Yes ☒ No

6. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Demolition parts are necessary to adapt and extend the existing structure and reconfigure the interior layout.

7. Existing Use

Please describe the current use of the site

The existing building is currently configured as a 5-bedroom family dwelling with an existing GIA across two floors of 128sq.m.

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☒ No

8. Materials

Does the proposed development require any materials to be used externally? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	Ground floor existing walls - Mixture of painted masonry, painted render, rough cast peddle dash render
Description of proposed materials and finishes:	Ground floor extension walls - Painted render

Roof	
Description of existing materials and finishes (optional):	Flat Roof Existing - Simple ply membrane dark grey
Description of proposed materials and finishes:	Flat Roof Proposed - Green Roof

Windows	
Description of existing materials and finishes (optional):	Rear Elevation - UPVC white frame
Description of proposed materials and finishes:	Rear Elevation - Double-glazed windows with EPC aluminium profiles

Doors	
Description of existing materials and finishes (optional):	Ground Floor Rear Elevation - UPVC white frame
Description of proposed materials and finishes:	Ground Floor Rear Elevation - Sliding Doors Aluminium Frame

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Existing low brick wall on side 800mm
Description of proposed materials and finishes:	Proposed brick wall on side 1500mm

## 8. Materials

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to drawings:  
286-3-E003 Floors Plan Existing  
286-3-E004 Roof Plan Existing  
286-3-E005 Front and Rear Elevations Existing  
286-3-E006 Side Elevation Existing  
286-3-E007 Sections Existing  
286-3-GA001- Floor Plans Proposed  
286-3-GA002-Roof Plan Proposed  
286-3-GA003-Elevations Proposed  
286-3-GA004-Side Elevation  
286-3-GA005-Sections Proposed

Job286 Design and Access Statement RevA

## 9. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

## 10. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☐ Yes ☒ No

## 11. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## 12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) ☒ Yes ☐ No

**If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.**

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

**How will surface water be disposed of?**

☐ Sustainable drainage system

☐ Existing water course

☐ Soakaway

## 12. Assessment of Flood Risk

☒ Main sewer

☐ Pond/lake

## 13. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ☐ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☒ No

## 14. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer  
☐ Septic Tank  
☐ Package Treatment plant  
☐ Cess Pit  
☐ Other  
☐ Unknown

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Refer Drawings:  
286-3-E003 Floors Plans - Existing  
286-3-GA001 Floors Plans - Proposed

## 15. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

The front patio area will retain the same with the location of the bins in the same place.

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

## 16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

## 17. Residential/Dwelling Units

**Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.**

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☒ No

## 18. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No  
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

## 19. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? ☐ Yes ☒ No

## 20. Hours of Opening

Are Hours of Opening relevant to this proposal? ☐ Yes ☒ No

## 21. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? ☐ Yes ☒ No

Is the proposal for a waste management development? ☐ Yes ☒ No

**If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website**

## 22. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ☐ Yes ☒ No

## 23. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent  
☐ The applicant  
☐ Other person

## 24. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

**Officer name:**

Title	Principal Planning Officer
First name	
Surname	
Reference	20/01345/PREAPP
Date (Must be pre-application submission)	

## 24. Pre-application Advice

01/12/2020

Details of the pre-application advice received

he proposed extensions would be unacceptable in depth, scale and design and would unacceptably impact the amenities of neighbouring properties. It is noted that there is an existing two storey rear extension to 6m. It may be possible to widen this extension within the site (infill to the church hall), however, a further increase to the rear depth is unlikely to be supported in respect of design and neighbour impact.

The conversion of the dwelling to a HMO is acceptable in principle, however, the amenity of some rooms of the development as shown would be unacceptably poor.

## 25. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

## 26. Ownership Certificates and Agricultural Land Declaration

**CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. \*\* 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

**NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.**

Person role

- ☐ The applicant  
☒ The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

☒ Declaration made

## 27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)