

# S.A. YORK DESIGN FACILITIES LTD

CONSTRUCTION DESIGN & PLANNING CONSULTANTS

Tel & Fax: 01923 267322  
Email: steve.york@freeuk.com

EAST LODGE  
ESSEX LANE  
HUNTON BRIDGE  
KINGS LANGLEY  
WD4 8PN

6<sup>th</sup> December 2023

Design and Access Statement  
for the proposed construction of a new  
one bedroom first floor dwelling at  
209 Queens Road, Watford, WD17 2QH

Following the Planning Refusal dated 07/03/2023, your ref :- 23/00013/FUL, and the Appeal Decision, dated 12/10/2023, ref :- APP/Y1945/W/23/3319381, we have attached a new application.

The appeal decision identified just two matters to be addressed, which are :-

- 1.) A noise impact assessment should be included with the application and appropriate mitigation measures should be identified. We have attached a Noise Assessment prepared by Nova Acoustics. The required mitigation measures would be implemented in full, this is noted on our Sht. No. 3. Notwithstanding this, in any case a Noise Assessment would have had to have been prepared and acted upon, as part of the detailed building regulations application, to be prepared and submitted after the planning decision.
- 2.) A Unilateral Undertaking was not completed to remove parking permits from the occupiers of the new flat. As noted in the previous application, the applicants are willing to complete this undertaking, please send out the appropriate documents for signing.

We look forward to hearing from you in due course.

Yours Sincerely,

S. York