



**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)  
Telephone: 01923 226400

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

**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.

**Site Location**

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)  Northing (y)

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Howard

Surname

Weisbaum

Company Name

### Address

Address line 1

2B Lower Paddock Road

Address line 2

Address line 3

Town/City

Watford

County

Country

United Kingdom

Postcode

WD19 4DS

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of Proposed Works

Please describe the proposed works

Replacement of existing damaged and leaking windows as follows  
front lower bay windows with sash windows - 6 over 1 for centre and 4 over 1 for both sides  
front upper 2 windows with sash windows - both 6 over 1  
side lower 2 windows with sash windows - both 6 over 1

Has the work already been started without consent?

- Yes  
 No

## 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)

**Type:**  
Windows

**Existing materials and finishes:**  
Existing leaking white PVC double glazing units

**Proposed materials and finishes:**  
White "ECOSlide PVC-U" vertical sliding sash windows - A rated Window Energy Rating

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

Trade brochure as attached PDF  
"victorian-trade-brochure-2022-low.pdf"

Traps and Hedges

## Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- Yes  
 No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes  
 No

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

Is a new or altered vehicle 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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes  
 No

## Parking

Will the proposed works affect existing car parking arrangements?

- Yes  
 No

## 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

## 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

\*\*\*\* REDACTED \*\*\*\*

First Name

\*\*\*\* REDACTED \*\*\*\*

Surname

\*\*\*\* REDACTED \*\*\*\*

Reference

Email

Date (must be pre-application submission)

18/01/2024

Details of the pre-application advice received

Extracts from of E-mail received

Please find below advice from the Conservation Officer regarding the replacement of windows at 2B Lower Paddock Road.

"Please find attached a PDF of the plans for 2a & b Lower Paddock Road. The property was built c.1906

As you'll see, the properties originally had "6 over 1" sliding sashes at the front elevation in both of the first floor windows and the central section of the ground floor bay. The side windows of the bay were 4 over 1 sliding sashes.

Note the slim glazing bars and the simple run-through sash horns.

Unfortunately the 1906 drawings did not show the side elevations of 2a or b Lower Paddock Road, but the windows in those locations were most likely a side-by-side pair of 6 over 1 sliding sashes with a timber mullion between them.

Please note that planning permission will be required in order to change the windows, as the property is subject to an Article 4 Direction. As a guide, due to the loss of the original windows at some point in the past, double glazed replacements would likely be acceptable in these locations. By far the most appropriate type would be vacuum glazing (e.g. Fineo, LandVac or similar) as it gives the impression of a single thickness of glass, whilst insulating to a similar level as triple glazing. It also allows for the use of slimmer glazing bars. It can be very expensive, but the glazed units are often guaranteed for much longer than ordinary or slimline double glazing, so it is worth investigating.

We always prefer that the windows in conservation areas are constructed from timber, as it is more in-keeping with the materials originally used in the properties. It is also significantly more sustainable than uPVC, which although it can theoretically be recycled, rarely is. Timber can last almost indefinitely with proper maintenance and can also easily be repaired. Although softwood of the quality originally used is now almost impossible to obtain, it should be noted that the earliest surviving windows in Oxhey are approximately 165 years old; uPVC windows are usually given a 25 year life span!

Despite all of this, it is accepted that the property in question is not locally or nationally listed. This means that so long as the proposed windows replicate the design and proportions of those shown on the attached plans and the image above, they are likely to be acceptable, as they will be an improvement over what is currently installed.

Please note that any replacements will need to be installed at the same depth ('reveal') as the current windows.

I hope this information is of help. Please do not hesitate to contact me if there are any further questions"

Kind Regards

Steven Greenwood

Technical Support Officer

Place Shaping

Watford Borough Council

Town Hall, Watford, WD17 3EX

01923 278282

watford.gov.uk

## 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.

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?

- Yes
- No

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
- No

### Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

**Number:**

2

**Suffix:**

B

**Address line 1:**

Lower Paddock Road

**Address Line 2:**

**Town/City:**

Watford

**Postcode:**

WD19 4DS

**Date notice served (DD/MM/YYYY):**

01/01/2024

**Person Family Name:**

Person Role

The Applicant

The Agent

Title

Mr

First Name

Howard

Surname

Weisbaum

Declaration Date

01/01/2024

Declaration made

## Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Howard Weisbaum

Date

23/01/2024