

## Watford Borough Council

Town Hall · Watford · Hertfordshire · WD17 3EX

Tel 01923 226400 Fax 01923 278100

DX 51529 Watford 2

Website [www.watford.gov.uk](http://www.watford.gov.uk) Email [enquiries@watford.gov.uk](mailto:enquiries@watford.gov.uk)

X

### TOWN AND COUNTRY PLANNING ACT 1990

#### DECISION NOTICE

Planning Ref. No. 12/01047/COU

Mr and Mrs Antonia D'Urso  
109A St Albans Road  
Watford  
WD17 1RD

#### Conditional Planning Permission

Applicant	Mr Pasquale D'Urso And Mrs Antonia D'Urso
Development	Change of use of first and second floors from business use to 3-bed flat.
Location	109A St Albans Road Watford WD17 1RD

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 17th October 2012, and as shown on drawing no(s) 1:1250 location plan, Existing ground floor plan, Existing first floor plan, Existing second floor plan, Proposed first floor plan, Proposed second floor plan

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.

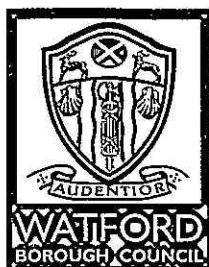
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

#### INFORMATIVES :-

- 1 This planning permission is accompanied by a planning obligation under s.106 of the Town and Country Planning Act 1990 to secure financial contributions under District Plan Policies T24 and T26.



INVESTORS  
IN PEOPLE



## Watford Borough Council

Town Hall · Watford · Hertfordshire · WD17 3EX

Tel 01923 226400 Fax 01923 278100

DX 51529 Watford 2

Website [www.watford.gov.uk](http://www.watford.gov.uk) Email [enquiries@watford.gov.uk](mailto:enquiries@watford.gov.uk)

- 2 The Local Planning Authority's reasons for granting planning permission in this case are as follows:

The development is in accordance with the policies of the Development Plan (namely the saved policies of the Watford District Plan 2000 and the saved policies of the Hertfordshire Structure Plan); and, having regard to the site's location, the character of the surrounding area and the impacts upon surrounding buildings and uses, there are considered to be no other material planning interests that would as a result of the development being carried out be materially harmed. For full details of the Council's reasons for allowing the development please see the officer's report which is available on the Council's website or at the Council offices.

- 3 In reaching its decision on this application the Council has had regard to the following policies in the Watford District Plan 2000 and Supplementary Planning Guidance:

Watford District Plan 2000

H7 Primarily residential Areas

H8 Residential Standards

H10 Planning Agreements for Educational and Community Facilities

U1 Quality of Design

U2 Design and Layout of Development

U3 Integration of Character

L8 Open Space Provision in Housing Development

L9 Children's Play Space

IMR2 Planning Obligations

T1 South West Hertfordshire Transportation Strategy

T2 Area Based Strategies

T4 Transport and New Development

T6 Pedestrian Facilities

T7 Pedestrian Facilities in Developments

T9 Cycling

T10 Cycle Parking

T21 Access and Servicing

T22 Car Parking Standards

T24 Residential Development

T26 Car Free Residential Development

SE1 Making Development Sustainable

SE7 Waste Storage, Recovery and Recycling in New Development

SE22 Noise

E6 Change of Use from Use Class B Outside Employment Areas

Supplementary Planning Guidance

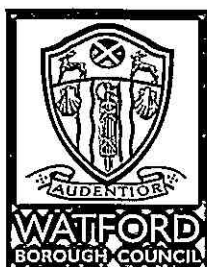
SPG6 Internal Space Standards

SPG7 Conversions

SPG10 Open Space Provision



INVESTORS  
IN PEOPLE



**Watford Borough Council**

Town Hall · Watford · Hertfordshire · WD17 3EX

Tel 01923 226400 Fax 01923 278100

DX 51529 Watford 2

Website [www.watford.gov.uk](http://www.watford.gov.uk) Email [enquiries@watford.gov.uk](mailto:enquiries@watford.gov.uk)

---

Signed   
Development Management Section Head

27th November 2012



**INVESTORS  
IN PEOPLE**