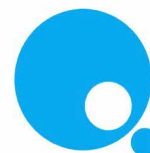


Our ref: AV/TF/Q220113
Your ref: PP-12795428
Email: [REDACTED]
Date: 27 February 2024



Planning Department
Three Rivers District Council
Three Rivers House
Northway
Rickmansworth
WD3 1RL

Submitted via Planning Portal (PP-12795428)

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Application for approval of details reserved by Condition 10 (Electric Vehicle Charing Points) and Condition 23 (Piling) of planning permission ref. 23/0216/FUL (dated 2nd February 2024)
Former Watford Timber Co Ltd, Old's Approach, 4-7 Tolpits Ln, Northwood, Watford WD18 9RE
Application submitted on behalf of TP Property Company Limited

We are instructed by our client, TP Property Company Limited (TP) ('the Applicant'), to submit the enclosed details pursuant to Conditions 10 and 23 of planning permission ref. 23/0216/FUL, dated 2nd February 2024, in respect of the development at the Watford Timber Yards, Olds Approach, 4-7 Tolpits Lane, Northwood WD18 9RE.

The planning application has been submitted via the Planning Portal (ref. PP-12795428) and includes the following documents, in line with your validation requirements:

- **Requisite discharge of conditions application form, duly completed;**
- **Decision notice (ref. 23/0216/FUL);**
- **Chameleon Product Brochure, prepared by Connected__Kerb; and**
- **Piling Risk Assessment, prepared by JPP.**

A payment of £145 has been made to Three Rivers Council via the Planning Portal on the date of submission to cover the requisite planning application fee, in addition to the administrative fee.

1 Background

Full planning permission was granted on 2nd February 2024 (ref. 23/0216/FUL) for the demolition of the existing buildings and the redevelopment of the site to provide a builders' merchant. Specifically, consent was granted for:

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“Demolition of existing buildings and redevelopment of site to provide builders’ merchant (sui generis) for display, sale and storage of building timber and plumbing supplies, plant and tool hire, outside display and storage including storage racking, ancillary office and staff amenity building, gatehouse, car parking and servicing arrangements, fencing and associated works.”

This permission was subject to 24no. conditions and a copy of the Decision Notice is enclosed for reference. This application seeks to discharge Conditions 10 (Electric Vehicle Charging Points) and Condition 23 (Piling). Further details in respect of each of the submitted condition details is set out below.

2 Condition 10 (Electric Vehicle Charging Points)

This is a pre-occupation condition and requires the following:

“Prior to first occupation of the development hereby permitted the details and design of Electric Vehicle Charging Points (EVCPs) shall be submitted to and approved in writing by the Local Planning Authority. All EVCPs shall be installed in accordance with the approved details prior to occupation of the units and maintained and retained thereafter.”

The reason for imposing this condition is in the interests of highway safety and to safeguard amenity in accordance with Policies CP1, CP12 and CP10 of the Core Strategy (adopted October 2011) and Policy DM10 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

In this respect, enclosed within this application is the Chameleon product brochure prepared by Connected_Kerb which satisfies the requirements of Condition 10. This provides the relevant information required by condition to enable it to be fully discharged.

3 Condition 23 (Piling)

This a compliance condition and requires the following:

“Piling, deep foundations and other intrusive groundworks using penetrative measures shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.”

The reason for imposing this condition is to ensure that the proposed development does not harm groundwater resources in accordance with Policies CP1, CP8 and CP12 of the Core Strategy (adopted October 2011) and Policy DM8 of the Development Management Policies LDD (adopted July 2013).

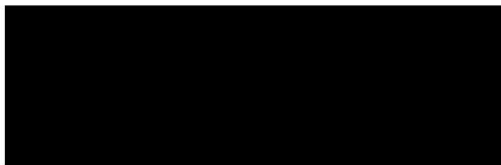
In this respect, JPP have prepared the enclosed Piling Risk Assessment to satisfy the requirements of Condition 23. This provides the relevant information required by the condition to enable it to be fully discharged.



4 Conclusion

We trust that this information is sufficient for you to validate this application and approve the details pursuant to the aforementioned conditions. However, should you require any additional information or seek clarification regarding a particular point, please do not hesitate to contact us.

Yours faithfully,



Tim Rainbird
Senior Director