



Town and Country Planning Act 1990 (as amended)

DECISION NOTICE

HCC Application No: 9/0035-06

Other Ref No: 1833

Description & location of development:

**PROPOSED CHANGE OF USE FROM OFFICES TO MIXED USE
COMPRISING COMMUNITY HUB BASE AND OFFICES AT 65 QUEENS
ROAD, WATFORD, HERTS**

To: Director of Adult Care Services

In pursuance of its powers under the above Act and the Orders and Regulations for the time being in force thereunder, the Council hereby PERMITS the development proposed by you in your application dated 19 December 2005 (received with sufficient particulars on 23 December 2005) including the supporting statement which accompanied the application and the plans numbered 1504/010/A/DRW/A/00/100 & 1504/010/A/DRW/A/00/02/P2, subject to the four conditions which are detailed in the attached schedule with the reasons for their imposition.

Dated: day of 2006 Signed:

DEVELOPMENT CONTROL MANAGER

**PROPOSED CHANGE OF USE FROM OFFICES TO MIXED USE
COMPRISING COMMUNITY HUB BASE AND OFFICES AT 65 QUEENS
ROAD, WATFORD, HERTS**
**Schedule of four conditions to be attached to planning permission
9/0035-06.**

TIME LIMIT FOR COMMENCEMENT

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of the permission.**

Reason: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

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ALTERATIONS TO THE BUILDING

- 2. All internal and external works shall be completed prior to the occupation of the site for the hereby permitted use.**

Reason: To ensure that the site is fully accessible to disabled persons prior to the opening of the new facility at the site.

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FENCING AND GATES

- 3. Details of all fencing and gates proposed as part of this development shall be submitted to and approved in writing by the County Planning Authority prior to commencement of works on site.**

Reason: In the interests of the amenity of the site and immediately adjoining site.

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Dated: day of **2006 Signed:**

DEVELOPMENT CONTROL MANAGER

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PARKING

4. **The development hereby permitted shall not be occupied until the rear parking area at the site has been re-surfaced and the spaces permanently marked out. All vehicles associated with the development hereby permitted shall be parked in either the front or rear car parking area on-site at all times. Two parking spaces in the front parking area shall be used to drop off and pick up clients only. These spaces shall be marked out and signs erected stating the restricted use of these spaces and providing a limited parking period of 30 minutes.**

Reason: To ensure the provision of adequate and orderly parking arrangements within the site, such that no-one, staff, clients/clients' drivers or day-time visitors, has to park outside the site on the public highway and adequate parking is provided for the dropping off of clients at the facility.

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Footnote

This application has been determined having regard to the relevant policies of the Development Plan i.e:

Hertfordshire Structure Plan Review 1991-2011, adopted April 1998

POLICY 4 (TOWN CENTRES);
POLICY 7 (MAIN DEVELOPMENT STRATEGY).

Watford District Local Plan 2000, adopted December 2003

POLICY S7 (SECONDARY RETAIL FRONTAGE);
POLICY CS1 (LOCATION OF COMMUNITY FACILITIES);
POLICY CS3 (LOSS OF COMMUNITY FACILITIES);
POLICY CS4 (ACCESS TO COMMUNITY FACILITIES);
POLICY CS5 (COMMUNITY TRANSPORT);
POLICY T22 (CAR PARKING STANDARDS);
POLICY U5 (ACCESS).

Dated: day of 2006 Signed:

DEVELOPMENT CONTROL MANAGER