

---

# PLANNING COMMITTEE

Thursday, 14 March 2024 at 7.30 pm

## SUPPLEMENTARY PAPERS

The following papers have been added to the agenda of the above meeting. They were not available when the agenda was originally published.

---

*Joanne Wagstaffe, Chief Executive*

5. **22/1764/FUL - WORLD OF WATER, HEMPSTEAD ROAD, WATFORD, HERTFORDSHIRE, WD4 8QG** (Pages 3 - 14)

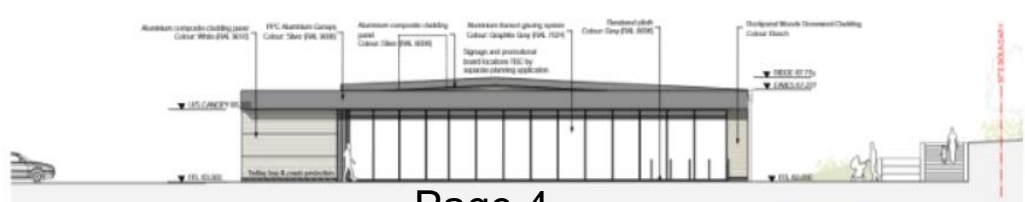
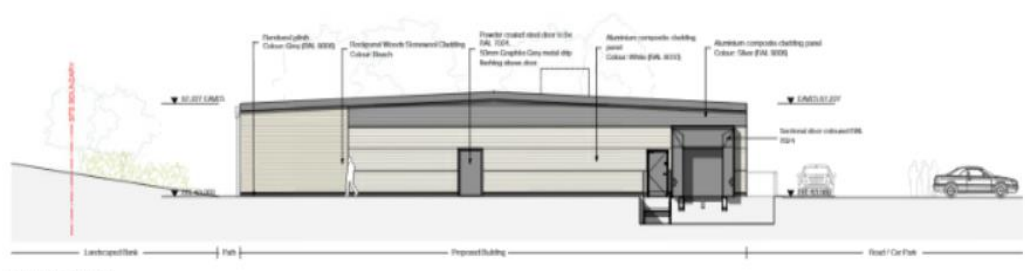
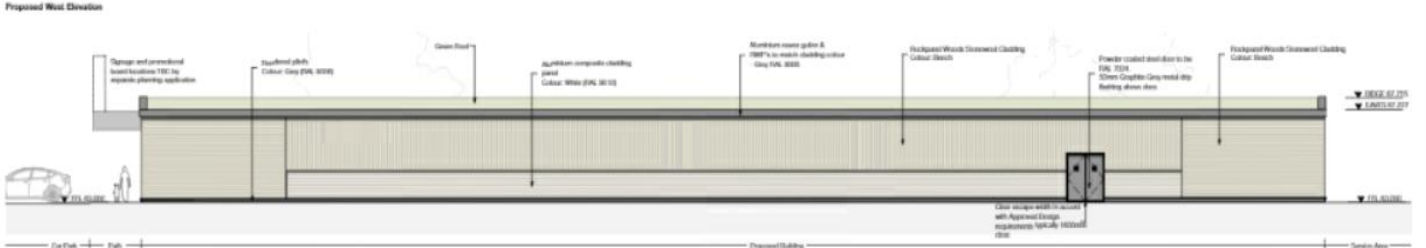
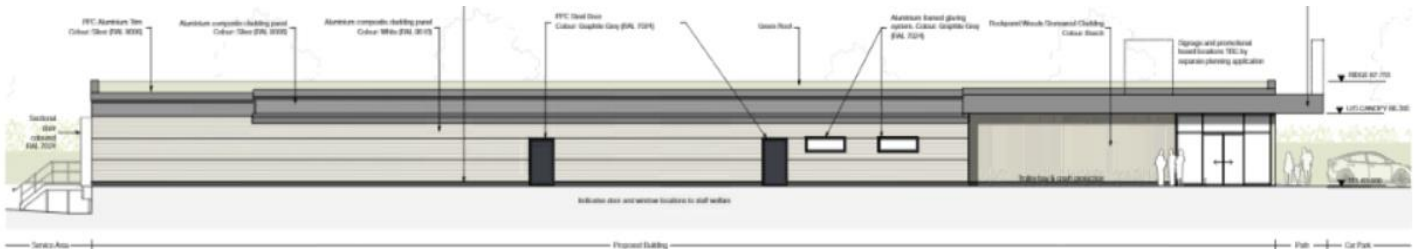
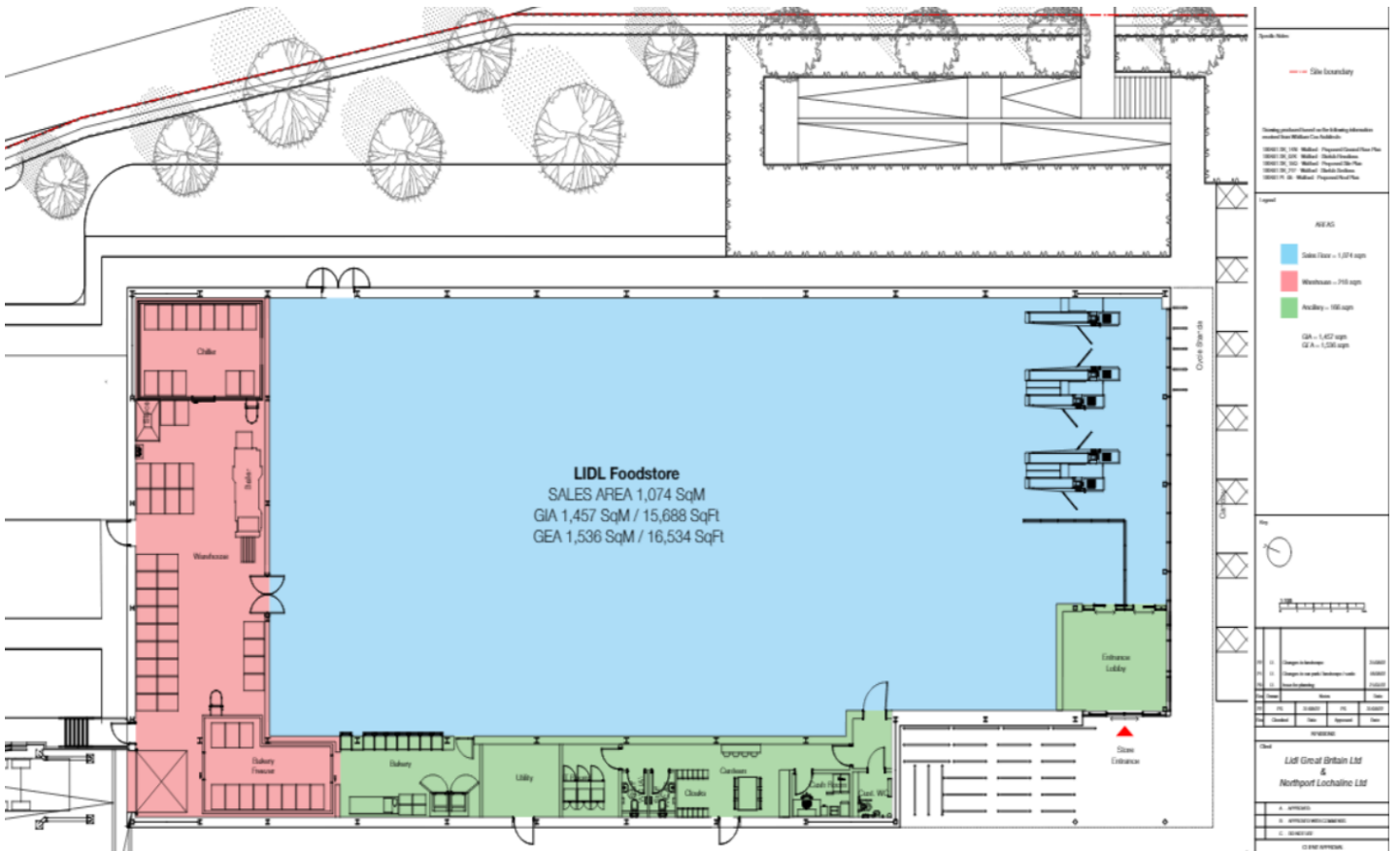
Demolition of existing building and erection of retail food store, (Use Class E(a)), with associated access, parking and amenities.

Recommendation: That subject to the completion of a Section 106 Agreement in respect of a monitoring and evaluation fee of £6k covering a 5 year period relating to the travel plan and a contribution of £16.8k towards highway/cycleway/sustainable transport improvements, that permission be delegated to the Head of Regulatory Services to GRANT PLANNING PERMISSION subject to conditions.

**General Enquiries: Please contact the Committee Team at [committeeteam@threerivers.gov.uk](mailto:committeeteam@threerivers.gov.uk)**

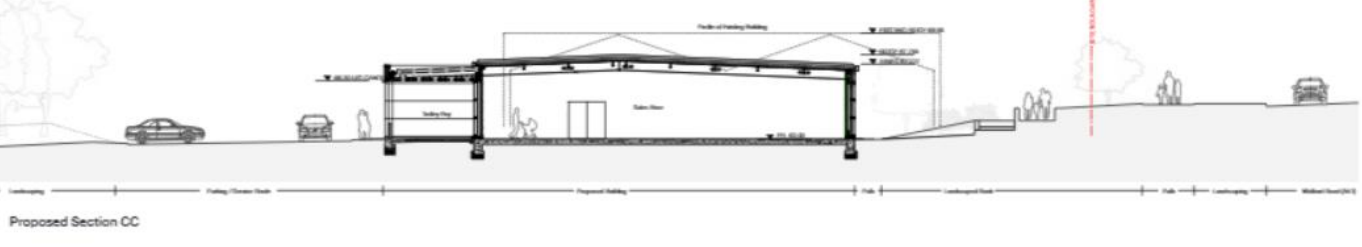
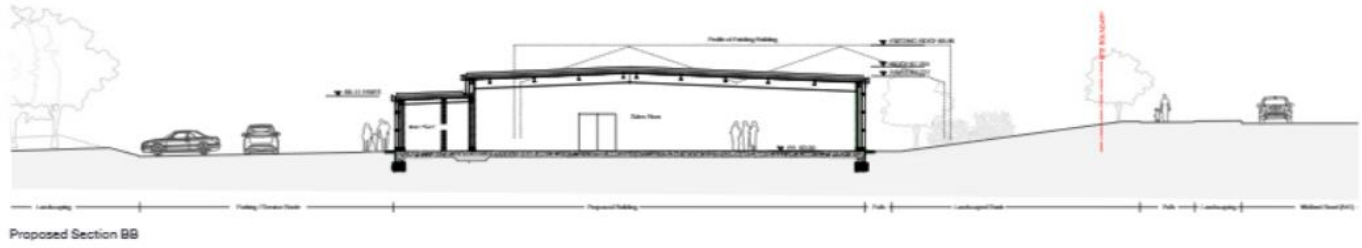
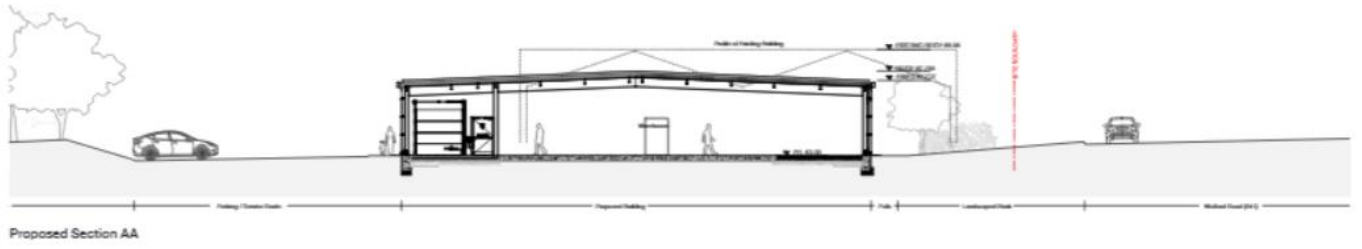
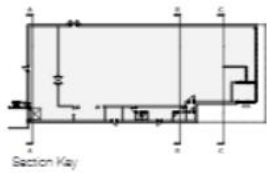
This page is intentionally left blank





# 11.0 Proposed Scheme

11.5 Proposed Site Sections



# 11.0 Proposed Scheme

11.4 Proposed Materials













# 10.0 Visual Impact

## 10.1 Google Earth Views

The following pages assess the potential visual impact of the proposed building against the existing through importing the massing model into Google Earth.

In the key views shown the existing building largely (or entirely) obscures the proposed massing model, indicating little to no increased visual impact, which can be seen in red.

This technique was used throughout the design process in order to inform the scale, siting and profile of the proposed building, aiming to arrive the most minimal increase in visual impact achievable to preserve the openness of the green belt.

These images are indicative, illustrating the approach taken throughout the design process. For further information, please refer to the TVIA that forms part of this application.

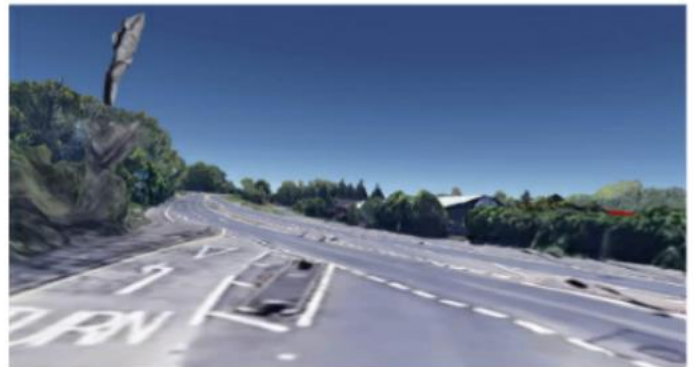


View 1 - Looking South Along Watford Road



View Key

Proposed building shown in Red



View 2 - Looking South Along Old Mill Road



View 3 - Looking North Along Watford Road



View 4 - Looking North Along Watford Road



View Key

Proposed building shown in Red



View 5 - Looking North along Watford Road







This page is intentionally left blank