



MEMBERS INFORMATION BULLETIN

August 2025

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August 2025 - Committee Items

GENERAL PUBLIC SERVICES AND COMMUNITY ENGAGEMENT

1. Planning update relating to appeals received, determined, and decisions in ward areas between 25th July and 24th August 2025
2. Summary of decisions by Planning Committee – Meeting held on 31st July 2025
3. Summary of decisions by Planning Committee – Meeting held on 14th August 2025
4. Major Planning Applications pending consideration 21 August 2025
5. Annual Review of Service Level Agreements 2024-2025

CLIMATE CHANGE AND LEISURE

6. Your Energy, Your Future – Have Your Say!

MISCELLANEOUS

7. Three Rivers District Council Staff Update
8. CSC telephone statistics – July 2025
9. Council meetings in September 2025
10. Chair civic engagements – August 2025

Planning update relating to appeals received, determined and decisions in ward areas between 25th July and 24th August 2025

Appeals Determined =

5

From: 25/07/2025

To: 24/08/2025

<i>Planning ref number</i>	<i>Appeal decision date</i>	<i>Appeal ref number</i>	<i>Committee or delegated</i>	<i>Decision</i>
25/0462/FUL	04/08/2025	25/0022/REF	Delegated Decision	Appeal allowed subject to conditions
35 Copthorne Road Croxley Green Rickmansworth WD3 4AB				
24/2020/FUL	01/08/2025	25/0010/REF	Delegated Decision	Appeal allowed subject to conditions
51 Fotherley Road Mill End Rickmansworth Hertfordshire WD3 8QQ				
24/1339/FUL	07/08/2025	25/0002/REF	Delegated Decision	Appeal Dismissed
15 Church Lane Sarraatt Rickmansworth Hertfordshire WD3 6HN				
24/1072/FUL	04/08/2025	24/0044/REF	Delegated Decision	Appeal Dismissed
8 Hallows Crescent South Oxhey Watford Hertfordshire WD19 7NT				
24/1594/FUL	20/08/2025	25/0014/REF	Delegated Decision	Appeal Dismissed
Batchworth Heath Farm House Batchworth Heath Rickmansworth Hertfordshire WD3 1QB				

Appeal Received =

3

From: 25/07/2025

To: 24/08/2025

<i>Planning ref number</i>	<i>Appeal Lodged date</i>	<i>Appeal ref number</i>	<i>Committee or delegated</i>
25/0796/ADV	21/08/2025	25/0029/REF	DEL
Primrose Hill Service Station Primrose Hill Kings Langley Hertfordshire WD4 8HR			
25/0819/FUL	11/08/2025	25/0028/REF	DEL
159 Abbots Road Abbots Langley Hertfordshire WD5 0BN			
25/0080/FUL	28/07/2025	25/0027/REF	DEL
D K Engineering Little Green Street Farm Green Street Chorleywood Rickmansworth Hertfordshire WD3 6EA			

Decisions

From:

25/07/2025

To:

24/08/2025

114

Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/0694/RSP	Retrospective: Construction of outbuilding in rear garden for ancillary residential use 20 Marlin Square Abbots Langley Hertfordshire WD5 0EG	approved	04/08/2025	Committee Decision	Abbots Langley And Bedmond
25/1026/FUL	Part Retrospective: Variation of Condition 2 (Plans) pursuant to planning permission 22/2065/RSP to allow alterations to extend existing front drive, and alterations to boundary treatments including stepped access, paths, retaining walls, front piers 45 Abbots Road Abbots Langley Hertfordshire WD5 0AY	approved	04/08/2025	Delegated Decision	Abbots Langley And Bedmond
25/1051/FUL	Demolition of existing garage and construction of single storey front and rear extension; two storey side extension; front porch. 47 Trowley Rise Abbots Langley Hertfordshire WD5 0LN	approved	11/08/2025	Delegated Decision	Abbots Langley And Bedmond
25/0871/FUL	Construction of single storey side/rear extension 27 Adrian Road Abbots Langley Hertfordshire WD5 0AG	approved	12/08/2025	Delegated Decision	Abbots Langley And Bedmond



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1029/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable roof extension, rear juliet dormer with window and front rooflights, side window 8 Rose Acre Villas Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SG	approved	13/08/2025	Delegated Decision	Abbots Langley And Bedmond
25/0925/LBC	Listed Building Consent: Restoration of the structural frame and window to the stairwell. The Abbots House 10 High Street Abbots Langley Hertfordshire	approved	13/08/2025	Delegated Decision	Abbots Langley And Bedmond
25/1016/FUL	Demolition of conservatory, porch and single storey rear extension and construction of part-single storey, part two-storey rear extension, two storey front extension and new pitched roof over the existing front dormer window, addition of front rooflight, internal alterations and alterations to fenestration Englewood East Lane Bedmond Abbots Langley Hertfordshire WD5 0QG	approved	21/08/2025	Delegated Decision	Abbots Langley And Bedmond
25/0956/FUL	Demolition of existing single storey side extension and construction of single storey front and side extension, replacement of rear door 1 Meadow Way Bedmond Abbots Langley Hertfordshire WD5 0RD	approved	28/07/2025	Delegated Decision	Abbots Langley And Bedmond
25/1069/DIS	Discharge of Condition 3 (Materials) pursuant to planning permission 23/1775/FUL 160 Greenfield Avenue Carpenders Park Watford Hertfordshire WD19 5DQ	Determined - DIS apps	18/08/2025	Delegated Decision	Carpenders Park



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/0917/CLPD	Certificate of Lawfulness Proposed Development: Demolition of existing single storey rear projection and construction of single storey rear extension, alterations to side window 27 Harrow Way Carpenders Park Watford Hertfordshire WD19 5EH	refused	29/07/2025	Delegated Decision	Carpenders Park
25/1141/CLPD	Certificate of Lawful Proposed Development: Demolition of existing garage and Construction of an outbuilding 19 Harrow Way Carpenders Park Watford Hertfordshire WD19 5EH	approved	19/08/2025	Delegated Decision	Carpenders Park
25/1125/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable roof extension, rear dormer and front rooflights; erection of an outbuilding 89 Harrow Way Carpenders Park Watford Hertfordshire WD19 5EH	approved	19/08/2025	Delegated Decision	Carpenders Park
25/1050/FUL	Construction of a single storey rear extension and a two storey side extension and replacement of existing windows with UPVc windows 119 Prestwick Road South Oxhey Watford Hertfordshire WD19 6EG	approved	12/08/2025	Delegated Decision	Carpenders Park
25/1099/FUL	Alterations to front elevation including construction of pitched roof along front elevation and changes to materials 5 Lower Tail Carpenders Park Watford Hertfordshire WD19 5DD	approved	05/08/2025	Delegated Decision	Carpenders Park



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/0244/RSP	Part Retrospective: Extension to existing rear raised patio and construction of a new boundary fence 116 Penrose Avenue Carpenders Park Watford Hertfordshire WD19 5AA	approved	15/08/2025	Delegated Decision	Carpenders Park
25/1009/CLPD	Certificate of Lawfulness Proposed Development: Construction of single storey rear extension; loft conversion including rear dormer and front rooflights. 50 Highfield Carpenders Park Watford Hertfordshire WD19 5DZ	approved	31/07/2025	Delegated Decision	Carpenders Park
25/0867/FUL	Demolition of existing outbuilding, front porch and side extension; construction of part single storey, part two storey side extension and single storey front extension including front porch 7 Woodhall Lane South Oxhey Watford Hertfordshire WD19 6HE	approved	28/07/2025	Delegated Decision	Carpenders Park
25/1322/DIS	Discharge of Condition 7 (Surface water drainage/attenuation pond) pursuant to planning permission 23/0319/FUL Land North Of Little Green Lane Killingdown Farm Little Green Lane Croxley Green Hertfordshire	Determined - DIS apps	21/08/2025	Delegated Decision	Chorleywood North And Sarratt
25/0971/FUL	Variation of Condition 2 (Plans) pursuant to planning permission 25/0229/FUL to allow for an increase in width of the two storey and loft extensions, alterations to loft layout, alterations to front/rear fenestration including front bay windows, rear rooflights, render to front elevation Rosewood The Clump Rickmansworth Hertfordshire WD3 4BB	approved	29/07/2025	Delegated Decision	Chorleywood North And Sarratt



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1220/DIS	Discharge of condition 5 (Window replacements) pursuant to planning permission 25/0278/FUL Grayling Cottage Bridle Lane Loudwater Rickmansworth Hertfordshire WD3 4JQ	Determined - DIS apps	15/08/2025	Delegated Decision	Chorleywood North And Sarratt
25/0905/FUL	Replacement of windows Chorleywood Memorial Hall Common Road Chorleywood Rickmansworth Hertfordshire WD3 5LN	approved	29/07/2025	Delegated Decision	Chorleywood North And Sarratt
25/0541/FUL	Construction of single storey rear extensions to existing clubhouse King George V Playing Fields George V Way Sarratt Hertfordshire	approved	08/08/2025	Delegated Decision	Chorleywood North And Sarratt
25/1146/PDT	Prior approval: Enlargement of the dwellinghouse by the construction of one additional storey (2.65m height) and raising of roof ridge to result in an overall height of 8.33m (Class AA) Tarn Dunny Lane Belsize Kings Langley Hertfordshire WD4 9DQ	approved	21/08/2025	Delegated Decision	Chorleywood North And Sarratt
25/0837/LBC	Listed Building Consent: Replacement existing windows The Fisheries Solesbridge Lane Chorleywood Rickmansworth Hertfordshire WD3 5SS	withdrawn	06/08/2025	Withdrawn	Chorleywood North And Sarratt



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1123/PDE	Prior Approval: Single storey rear extension (depth 8.00 metres, maximum height 4.00 metres, maximum eaves height 2.75 metres) Tarn Dunny Lane Belsize Kings Langley Hertfordshire WD4 9DQ	no objection	07/08/2025	Delegated Decision	Chorleywood North And Sarratt
25/1126/FUL	Variation of Condition 2 (Plans) and Condition 4 (Materials) pursuant to planning permission 25/0288/FUL to allow alterations to materials and fenestration including removal of windows in the lobby Chorleywood Montessori School Chorleywood House Estate Rickmansworth Road Chorleywood Rickmansworth Hertfordshire WD3 5SL	approved	19/08/2025	Delegated Decision	Chorleywood North And Sarratt
25/1006/LBC	Listed Building Consent: Removal of existing fencing and construction of brick boundary wall with brick piers and railings in the front and around the site boundary The Court Rickmansworth Road Chorleywood Rickmansworth Hertfordshire WD3 5SG	refused	14/08/2025	Delegated Decision	Chorleywood North And Sarratt
25/1033/FUL	Removal of existing fencing and construction of brick boundary wall with brick piers and railings in the front and around the site boundary The Court Rickmansworth Road Chorleywood Rickmansworth Hertfordshire WD3 5SG	refused	14/08/2025	Delegated Decision	Chorleywood North And Sarratt
25/1059/DIS	Discharge of Condition 13 (Air Source Heat Pump - Details) pursuant to planning permission 24/1799/RSP 24 Lynwood Heights Rickmansworth Hertfordshire WD3 4ED	Determined - DIS apps	13/08/2025	Delegated Decision	Chorleywood North And Sarratt



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/0932/FUL	Construction of outbuilding River View Loudwater Lane Loudwater Rickmansworth Hertfordshire WD3 4HP	approved	28/07/2025	Delegated Decision	Chorleywood North And Sarratt
25/0904/FUL	Demolition of existing conservatory and construction of single storey rear extension and front porch extension 23 Chestnut Avenue Rickmansworth Hertfordshire WD3 4HA	approved	28/07/2025	Delegated Decision	Chorleywood North And Sarratt
25/0999/FUL	Demolition of existing dwelling and construction of two storey detached self-build dwelling with accommodation in the roofspace served by front dormer windows, side rooflights, heat pumps and rear solar panels with associated access, parking, landscaping including retaining walls and rear patio and boundary works including front wall and gates 59 Valley Road Rickmansworth Hertfordshire WD3 4DT	approved	06/08/2025	Delegated Decision	Chorleywood North And Sarratt
25/0265/FUL	Demolition of existing building and construction of two storey dwelling with associated bin and bike store, new vehicular access, parking and landscaping works. The Swillett Sports And Social Stag Lane Chorleywood Rickmansworth Hertfordshire WD3 5HP	approved	31/07/2025	Delegated Decision	Chorleywood South And Maple Cross



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/0666/FUL	Change of use from Class F.2b (Local community hall or meeting place for the principal use of the local community) to Class E (f) (Creche, day nursery or day centre; not including a residential use) Bullsland Hall Bullsland Lane Chorleywood Rickmansworth Hertfordshire WD3 5BQ	approved	05/08/2025	Committee Decision	Chorleywood South And Maple Cross
25/0965/FUL	Loft conversion including hip to gable roof extension with front dormers, first floor rear extension, rear Juliet dormer and front/rear rooflights; erection of gable roof to single storey side extension; replacement of doors and windows; internal alterations and alterations to fenestration. Chatterings 47 Quickley Lane Chorleywood Rickmansworth Hertfordshire WD3 5AE	approved	05/08/2025	Delegated Decision	Chorleywood South And Maple Cross
24/1963/FUL	Construction of warehouse units (Use Classes E(g)(iii), B2 and B8) including access and servicing arrangements, car parking, landscaping and associated works. Maple Cross House, Denham Way And Kier Offices Off Maple Lodge Close, Maple Cross Rickmansworth Hertfordshire WD3 9SW	approved	22/08/2025	Committee Decision	Chorleywood South And Maple Cross
25/0414/FUL	Demolition of existing outbuildings and construction of detached outbuilding The Grange Long Lane Heronsgate Rickmansworth Hertfordshire WD3 5BU	approved	31/07/2025	Application returned	Chorleywood South And Maple Cross



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1023/FUL	Construction of single-storey rear extension; part single storey and first floor front extensions; provision of white render to front elevation 12 Blacketts Wood Drive Chorleywood Rickmansworth Hertfordshire WD3 5QH	approved	01/08/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1041/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable roof extension with rear dormer and front rooflights 11 Woodland Road Maple Cross Rickmansworth Hertfordshire WD3 9ST	approved	06/08/2025	Delegated Decision	Chorleywood South And Maple Cross
25/0942/FUL	Construction of a detached two-storey garage with office/storage in the first floor served by dormers to front of dwelling and alterations to the driveway. Broadfields Chalfont Lane Chorleywood Rickmansworth Hertfordshire WD3 5PP	approved	22/08/2025	Delegated Decision	Chorleywood South And Maple Cross
25/0931/FUL	Demolition of existing buildings and construction of two detached office buildings (Class E(c)(ii)) with associated hardstanding and parking, widening of existing vehicular access and installation of security gate and fencing. Land East Of Shire Lane Hornhill Chalfont St Peter SL9 0RB	refused	25/07/2025	Delegated Decision	Chorleywood South And Maple Cross
25/0960/FUL	Variation of Condition 1 (Temporary 18 month permission) pursuant to planning permission 23/1154/FUL to allow the extension of period until 31 December 2025 Woodoaks Farm Denham Way Maple Cross Rickmansworth Hertfordshire WD3 9XQ	approved	15/08/2025	Delegated Decision	Chorleywood South And Maple Cross



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1021/RSP	Part Retrospective: Installation of solar panels Arbella 76 Quickley Lane Chorleywood Rickmansworth Hertfordshire WD3 5AF	approved	06/08/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1258/DIS	Partial Discharge of Condition 8 (SuDS Management & Maintenance Plan) pursuant to planning permission 23/1798/FUL Land At Killingdown Farm Little Green Lane Croxley Green Rickmansworth Hertfordshire WD3 3JJ	Determined - DIS apps	21/08/2025	Delegated Decision	Dickinsons
25/1052/FUL	Demolition of existing garage and construction of single storey side/rear extension 103 Frankland Road Croxley Green Rickmansworth Hertfordshire WD3 3AS	approved	05/08/2025	Delegated Decision	Dickinsons
25/1144/PDE	Prior Approval: Single storey rear extension (depth 8.00 metres, maximum height 3.52 metres, maximum eaves height 2.52 metres) 167 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3ED	refused	22/08/2025	Delegated Decision	Dickinsons
25/1129/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable roof extension with rear dormer and flat roof 252 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LQ	approved	19/08/2025	Delegated Decision	Durrants



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1208/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 3.30 metres, maximum eaves height 3.00 metres) 239 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LH	no objection	19/08/2025	Delegated Decision	Durrants
25/0967/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable roof extension with rear dormer and front rooflights; addition of window to the side elevation 38 Durrants Drive Croxley Green Rickmansworth Hertfordshire WD3 3NR	approved	28/07/2025	Delegated Decision	Durrants
25/1104/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable extension, rear dormer with juliet balcony and front rooflights, window to the side elevation 75 Springfield Close Croxley Green Rickmansworth Hertfordshire WD3 3HG	approved	21/08/2025	Delegated Decision	Durrants
25/1073/PDE	Prior Approval: Single storey rear extension (depth 5.00 metres, maximum height 3.99 metres, maximum eaves height 2.70 metres) 170 Links Way Croxley Green Rickmansworth Hertfordshire WD3 3RN	no objection	28/07/2025	Delegated Decision	Durrants
25/0821/FUL	Part retrospective: Loft conversion including hip to gable alteration, rear dormer, Juliet Balcony, front rooflights; and single storey rear extension. 19 Durrants Drive Croxley Green Rickmansworth Hertfordshire WD3 3NL	approved	31/07/2025	Delegated Decision	Durrants



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/0903/FUL	Demolition of existing two storey rear extension, conservatory, garage and chimney stacks and construction of a part single, part two storey rear extension, single storey side extension and front porch 5 Lewes Way Croxley Green Rickmansworth Hertfordshire WD3 3SN	refused	15/08/2025	Delegated Decision	Durrants
25/1000/FUL	Construction of single storey front, side and rear extension and loft conversion including rear dormer and front rooflights Kenora Harthall Lane Kings Langley Hertfordshire WD4 8JN	approved	05/08/2025	Delegated Decision	Gade Valley
25/1106/FUL	Removal of Condition 1 (Personal Permission), Condition 2 (Land Restored) and Variation of Condition 3 (Plans) and Condition 6 (Numbers of Caravans) pursuant to planning permission 23/1618/FUL to allow for an increase in number of static caravans to 10 and no provision of touring caravans Little Lilly Toms Lane Kings Langley Hertfordshire WD4 8NJ	withdrawn	13/08/2025	Committee Decision	Gade Valley
25/1042/FUL	Construction of front porch 8 Gallows Hill Kings Langley Hertfordshire WD4 8PQ	approved	06/08/2025	Delegated Decision	Gade Valley
25/1004/DIS	Discharge of Condition 11 (Pedestrian Access) pursuant to planning permission 24/1568/FUL World Of Water Aquatic Centres Ltd Hempstead Road Watford Hertfordshire WD4 8QG	Determined - DIS apps	31/07/2025	Delegated Decision	Gade Valley



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25/0994/DIS	Discharge of Condition 5 (Dust Management Plan) pursuant to planning permission 24/1568/FUL World Of Water Aquatic Centres Ltd Hempstead Road Watford Hertfordshire WD4 8QG	Determined - DIS apps	20/08/2025	Delegated Decision	Gade Valley
25/1015/DIS	Discharge of Condition 2 (Construction Management Plan) pursuant to planning permission 24/1568/FUL World Of Water Aquatic Centres Ltd Hempstead Road Watford Hertfordshire WD4 8QG	Determined - DIS apps	31/07/2025	Delegated Decision	Gade Valley
25/1349/NAC	Neighbouring Authority Consultation: Variation of Conditions 2 (Approved Plans) and 11 (A41 Toucan to the Hempstead Road underpass) of planning permission 22/00322/FULM and 23/01023/VARM - Watford Borough Council ref. 25/00723/VARM Warner Bros. Studios Leavesden Warner Drive Watford Hertfordshire WD25 7LP	no objection	11/08/2025	Delegated Decision	Leavesden
25/0667/FUL	First floor side extension 2 Arundel Road Abbots Langley Hertfordshire WD5 0TP	approved	04/08/2025	Committee Decision	Leavesden
25/1112/FUL	Demolition of existing storage and shed, construction of single storey front and side extension 32 Bridger Close Garston Watford Hertfordshire WD25 9PB	approved	14/08/2025	Delegated Decision	Leavesden



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1014/FUL	Demolition of existing conservatory and construction of part single and part two storey rear extension, alteration to entrance door, loft conversion including rear dormer and front/side/rear rooflights, alterations to side fenestration 28 Davenham Avenue Northwood HA6 3HQ	approved	12/08/2025	Delegated Decision	Moor Park And Eastbury
25/0785/FUL	Construction of front boundary wall, extension to driveway and alterations to front landscaping, replacement of surface material to driveway, path and crossover with resin bound gravel. 18 North Approach Moor Park Northwood Hertfordshire HA6 2JG	approved	22/08/2025	Delegated Decision	Moor Park And Eastbury
25/0918/FUL	Change of use from Class B2/B8 (Storage) to Class E (gym) Unit 8 Moor Park Industrial Estate Tolpits Lane Watford Hertfordshire WD18 9SP	refused	30/07/2025	Delegated Decision	Moor Park And Eastbury
25/1270/CLPD	Certificate of Lawfulness Proposed Development: Construction of single storey side extension Tree Tops 7 Home Farm Road Rickmansworth Hertfordshire WD3 1JU	approved	20/08/2025	Delegated Decision	Moor Park And Eastbury
25/0865/DIS	Discharge of Condition 4 (Surface Water) pursuant to planning permission 24/1672/FUL 16 Crofters Road Northwood HA6 3ED	Determined - DIS apps	31/07/2025	Delegated Decision	Moor Park And Eastbury



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/0732/RSP	Part-retrospective: Substantial demolition of existing dwelling; reconstruction of dwelling to include part two-storey, part single-storey side and rear additions; construction of new hipped roof with loft accommodation; and associated works 95 Wolsey Road Moor Park Northwood Hertfordshire HA6 2ER	approved	25/07/2025	Delegated Decision	Moor Park And Eastbury
25/1115/RSP	Part retrospective: Demolition of existing conservatory and construction of single storey rear extension 49 St Marys Avenue Northwood HA6 3AY	approved	19/08/2025	Delegated Decision	Moor Park And Eastbury
25/1299/BGP	Discharge of Biodiversity Gain Plan pursuant to pursuant to planning permission 25/0117/FUL Merchant Taylors School Sandy Lodge Lane Moor Park Northwood Hertfordshire HA6 2HT	Determined - DIS apps	31/07/2025	Delegated Decision	Moor Park And Eastbury
25/0976/FUL	Variation of Condition 2 (Plans) pursuant to planning permission 22/1829/FUL to allow for an increase in depth of single storey front extension and addition of window to front elevation 44 Sandy Lodge Road Moor Park Rickmansworth Hertfordshire WD3 1LJ	approved	12/08/2025	Delegated Decision	Moor Park And Eastbury
25/1040/DIS	Discharge of Condition 5 (Materials - windows and doors) pursuant to planning permission 22/1520/FUL 117 Wolsey Road Moor Park Northwood Hertfordshire HA6 2EB	Determined - DIS apps	06/08/2025	Delegated Decision	Moor Park And Eastbury



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1056/DIS	Discharge of Condition 5 (Habitat Management and Monitoring Plan) pursuant to planning permission 25/0117/FUL Merchant Taylors School Sandy Lodge Lane Moor Park Northwood Hertfordshire HA6 2HT	Determined - DIS apps	31/07/2025	Delegated Decision	Moor Park And Eastbury
25/1083/CLPD	Certificate of Lawfulness Proposed Development: Erection of 2no. outbuildings 11 Pembroke Road Moor Park Northwood Hertfordshire HA6 2HP	approved	14/08/2025	Delegated Decision	Moor Park And Eastbury
25/1074/FUL	Construction of an outbuilding 10 Seven Acres Northwood HA6 3JZ	approved	22/08/2025	Delegated Decision	Moor Park And Eastbury
25/0924/DIS	Discharge of Condition 9 (Construction drawings and Construction) and Condition 10 (In accordance with Flood Risk Assessment) pursuant to planning permission 24/1137/FUL No.3 To No.6 Wolsey Business Park Tolpits Lane Hertfordshire WD18 9BL	withdrawn	07/08/2025	Withdrawn	Moor Park And Eastbury
25/0977/FUL	Variation of Condition 2 (Plans) pursuant to planning permission 23/1048/FUL to allow alterations to the roof of single storey rear extension and retention of existing single storey side projection roof. 44 Sandy Lodge Road Moor Park Rickmansworth Hertfordshire WD3 1LJ	approved	28/07/2025	Delegated Decision	Moor Park And Eastbury



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25/1224/BGP	Discharge of Biodiversity Gain Plan Condition pursuant to planning permission 24/1137/FUL No.3 To No.6 Wolsey Business Park Tolpits Lane Hertfordshire WD18 9BL	Determined - DIS apps	12/08/2025	Delegated Decision	Moor Park And Eastbury
25/1063/BGP	Discharge of Biodiversity Gain Plan pursuant to planning permission 25/0289/FUL. Merchant Taylors School Sandy Lodge Lane Moor Park Northwood Hertfordshire HA6 2HT	Determined - DIS apps	04/08/2025	Delegated Decision	Moor Park And Eastbury
25/1003/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable roof extension with rear dormer 20 Embleton Road South Oxhey Watford Hertfordshire WD19 7PN	approved	29/07/2025	Delegated Decision	Oxhey Hall And Hayling
25/0985/FUL	Construction of single storey rear extension 28 Culverden Road South Oxhey Watford Hertfordshire WD19 7RG	approved	20/08/2025	Delegated Decision	Oxhey Hall And Hayling
25/1114/FUL	Part single, part two storey side extension 2 Holmside Rise South Oxhey Watford Hertfordshire WD19 7QX	approved	19/08/2025	Delegated Decision	Oxhey Hall And Hayling



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1002/FUL	Demolition of existing shed and garage; construction of part single, part two storey side and rear extensions, single storey front extension, loft conversion including rear dormer and front rooflights; installation of a dropped kerb; alterations to driveway and rear landscaping works 20 Embleton Road South Oxhey Watford Hertfordshire WD19 7PN	refused	11/08/2025	Delegated Decision	Oxhey Hall And Hayling
25/1102/FUL	Demolition of existing conservatory and construction of single storey rear extension and extension to raised rear patio with privacy screen 38 Vivian Gardens Oxhey Hall Watford Hertfordshire WD19 4PG	refused	22/08/2025	Delegated Decision	Oxhey Hall And Hayling
25/0950/CLPD	Certificate of Lawfulness Proposed Development: Erection of an outbuilding 1 Oxhey Lodge Green Lane Oxhey Hall Watford Hertfordshire WD19 4LT	approved	29/07/2025	Delegated Decision	Oxhey Hall And Hayling
25/0939/FUL	Construction of single storey rear extension and garage conversion into habitable accommodation including alterations to roof and internal alterations. 92 Brookdene Avenue Oxhey Hall Watford Hertfordshire WD19 4LF	approved	28/07/2025	Delegated Decision	Oxhey Hall And Hayling
25/1046/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 3.60 metres, maximum eaves height 2.30 metres) 50 The Queens Drive Mill End Rickmansworth Hertfordshire WD3 8LT	no objection	31/07/2025	Delegated Decision	Penn And Mill End



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25/1154/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including rear dormer and front rooflights, installation of window to side elevation 81 Church Lane Mill End Rickmansworth Hertfordshire WD3 8PU	approved		Delegated Decision	Penn And Mill End
25/0856/FUL	Single storey front extension 26 The Willows Mill End Rickmansworth Hertfordshire WD3 8YY	approved	31/07/2025	Delegated Decision	Penn And Mill End
25/1068/CLPD	Certificate of Lawfulness Proposed Development: Erection of an outbuilding 44 Berry Lane Mill End Rickmansworth Hertfordshire WD3 4DD	approved	06/08/2025	Delegated Decision	Penn And Mill End
25/1161/CLPD	Certificate of Lawfulness Proposed Development: Installation of window to front elevation 15 Field Way Rickmansworth Hertfordshire WD3 7EL	approved	14/08/2025	Delegated Decision	Penn And Mill End
25/1075/FUL	Erection of first floor rear extension with internal alterations; new window to front elevation 84 Tudor Way Mill End Rickmansworth Hertfordshire WD3 8HS	approved	15/08/2025	Delegated Decision	Penn And Mill End
25/0912/FUL	Construction of replacement boundary treatment including boundary wall with piers and side gate 20 High Street Rickmansworth Hertfordshire WD3 1ER	approved	07/08/2025	Delegated Decision	Rickmanswor th Town



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1094/FUL	Variation of Condition 2 (Plans) and Condition 3 (Materials) pursuant to planning permission 24/1785/FUL to allow replacement of brick finish with render. 5 West Way Rickmansworth Hertfordshire WD3 7ER	approved	19/08/2025	Delegated Decision	Rickmansworth Town
25/1145/FUL	Construction of single storey front extension and addition of window to side elevation 13 Rushmoor Close Rickmansworth Hertfordshire WD3 1NA	approved		Delegated Decision	Rickmansworth Town
25/1019/LBC	Listed Building Consent: Construction of replacement boundary treatment including boundary wall with piers and side gate 20 High Street Rickmansworth Hertfordshire WD3 1ER	approved	07/08/2025	Delegated Decision	Rickmansworth Town
25/0901/ADV	Advertisement Consent: Installation of one externally illuminated "McDonald's" letterset, one externally illuminated "Golden Arch" to front elevation, one non illuminated sign to rear elevation, and 6 non illuminated parking signs. 94 - 102 High Street Rickmansworth Hertfordshire WD3 1AQ	approved	04/08/2025	Committee Decision	Rickmansworth Town
25/0975/DIS	Discharge of Condition 6 (Operation Management Plan) pursuant to planning permission 24/0829/FUL 94 - 102 High Street Rickmansworth Hertfordshire WD3 1AQ	Determined - DIS apps	29/07/2025	Delegated Decision	Rickmansworth Town
25/0982/FUL	Construction of single storey side and rear extension 6 Heron Close Rickmansworth Hertfordshire WD3 1NF	approved	21/08/2025	Delegated Decision	Rickmansworth Town



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1065/LBC	Listed Building Consent: Installation of a non-illuminated fascia sign and non-illuminated projecting sign to shop frontage. 74 High Street Rickmansworth Hertfordshire WD3 1AJ	approved	18/08/2025	Delegated Decision	Rickmansworth Town
25/1072/FUL	Demolition of existing garage and construction of single storey rear extension and single storey side extension with rooflights; alterations to external materials including render 86 Ebury Road Rickmansworth Hertfordshire WD3 1BN	approved	18/08/2025	Delegated Decision	Rickmansworth Town
25/0710/FUL	Construction of single storey rear extension and replacement of door with window to rear elevation 2 Shepherds Way Rickmansworth Hertfordshire WD3 7NJ	approved	14/08/2025	Delegated Decision	Rickmansworth Town
25/1166/FUL	Construction of flank dormer to front projection 25 Moor Lane Rickmansworth Hertfordshire WD3 1LE	approved	14/08/2025	Delegated Decision	Rickmansworth Town
25/1369/DIS	Discharge of Condition 6 (Operation Management Plan) pursuant to planning permission 24/0829/FUL 94 - 102 High Street Rickmansworth Hertfordshire WD3 1AQ	Determined - DIS apps	19/08/2025	Delegated Decision	Rickmansworth Town
25/0883/FUL	Construction of porch extension and associated landscaping works including drop off-layby and resurfacing pathways St Marys Church Church Street Rickmansworth Hertfordshire WD3 1JB	refused	01/08/2025	Delegated Decision	Rickmansworth Town



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1062/ADV	Advertisement Consent: Installation of a non-illuminated fascia sign and non- illuminated projecting sign to shop frontage. 74 High Street Rickmansworth Hertfordshire WD3 1AJ	approved	19/08/2025	Delegated Decision	Rickmanswor th Town
25/0696/ADV	Advertisement Consent: Installation of a digital advertisement board and signage The Halfway House Public House 91 Uxbridge Road Rickmansworth Hertfordshire WD3 7DQ	refused	22/08/2025	Delegated Decision	Rickmanswor th Town
25/1049/CLPD	Certificate of Lawfulness Proposed Development: Demolition of existing conservatory and construction of single storey rear extension and alterations to fenestrations. 3 Muirfield Green South Oxhey Watford Hertfordshire WD19 6JF	approved	12/08/2025	Delegated Decision	South Oxhey
25/0705/RSP	Retrospective: Erection of front porch 2 Anglesey Road South Oxhey Watford Hertfordshire WD19 6UA	approved	31/07/2025	Delegated Decision	South Oxhey
25/0418/FUL	Construction of a bin store Erskine House Oxhey Drive South Oxhey Hertfordshire	approved	07/08/2025	Delegated Decision	South Oxhey
25/0963/FUL	Demolition of existing garage and construction of single storey front, side and rear extension 24 Bowring Green South Oxhey Watford Hertfordshire WD19 6UN	approved	01/08/2025	Delegated Decision	South Oxhey



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/0986/FUL	Variation of Condition 12 (Plans) pursuant to reserved matters application 23/0699/AOD to allow alterations to facade to all dwellings including removal of burglar bond (brickwork to elevation), alterations to porch roof design and solar panels layout Land To South Of Foxgrove Path/ Heysham Drive South Oxhey Watford WD19 6YL	approved	19/08/2025	Committee Decision	South Oxhey
25/0987/RSP	Retrospective: Installation of substation Land To South Of Foxgrove Path/ Heysham Drive South Oxhey Watford WD19 6YL	approved		Committee Decision	South Oxhey
25/1163/DIS	Discharge of Condition 4 (Soft Landscaping) pursuant to planning permission 23/0699/AOD Land To South Of Foxgrove Path/Heysham Drive South Oxhey Watford WD19 6YL	Determined - DIS apps	01/08/2025	Delegated Decision	South Oxhey



GENERAL PUBLIC SERVICES AND COMMUNITY ENGAGEMENT

Summary of decisions by Planning Committee 31st July 2025

Planning Committee Decision Summary – 31 July 2025			
Reference	Address	Proposal	Decision
25/0666/FUL	Bullisland Hall Bullisland Lane Chorleywood Rickmansworth Hertfordshire WD3 5BQ	Change of use from Class F.2b (Local community hall or meeting place for the principal use of the local community) to Class E(f) (Creche, day nursery or day centre; not including a residential use).	Approve (overturn of the officer recommendation) subject to conditions relating to: <ol style="list-style-type: none"> 1. Time limit for implementation. 2. Confirmation of approved plans. 3. Restrict use to E(f). 4. Restrict number of children to 18. 5. Restrict hours of indoor use 07:00-19:00. 6. Restrict hours of use of outdoors 10:00 to 19:00.
25/0667/FUL	2 Arundel Road Abbots Langley Hertfordshire WD5 0TP	First floor side extension.	Approval in accordance with officer recommendation.
25/0694/RSP	20 Marlin Square Abbots Langley Hertfordshire WD5 0EG	Retrospective: Construction of outbuilding in rear garden for ancillary residential use.	Approval in accordance with officer recommendation with additional condition restricting access to the outbuilding to be via the main house only and amendment to Condition 1 to restrict the use to be ancillary or incidental.
25/0901/ADV	94 - 102 High Street Rickmansworth Hertfordshire WD3 1AQ	Advertisement Consent: Installation of one externally illuminated "McDonald's" letterset, one externally illuminated "Golden Arch" to front elevation, one non illuminated sign to rear elevation, and 6 non illuminated parking signs.	Approval in accordance with officer recommendation with informative requesting that only one grant of advertisement consent is implemented.

GENERAL PUBLIC SERVICES AND COMMUNITY ENGAGEMENT

Summary of decisions by Planning Committee 14th August 2025

Planning Committee Decision Summary – 14 August 2025			
Reference	Address	Proposal	Decision
25/0986/FUL	Land To South Of Foxgrove Path/ Heysham Drive South Oxhey Watford WD19 6YL	Variation of Condition 12 (Plans) pursuant to reserved matters application 23/0699/AOD to allow alterations to facade to all dwellings including removal of burglar bond (brickwork to elevation), alterations to porch roof design and solar panels layout.	Approved (in accordance with the Officer recommendation)
25/0987/RSP	Land To South Of Foxgrove Path/ Heysham Drive South Oxhey Watford WD19 6YL	Retrospective: Installation of substation.	Approved (in accordance with the Officer recommendation)
25/1126/FUL	Chorleywood Montessori School Chorleywood House Estate Rickmansworth Road Chorleywood Rickmansworth Hertfordshire WD3 5SL	Variation of Condition 2 (Plans) and Condition 4 (Materials) pursuant to planning permission 25/0288/FUL to allow alterations to materials and fenestration including removal of windows in the lobby.	Approved (in accordance with the Officer recommendation)

GENERAL PUBLIC SERVICES AND COMMUNITY ENGAGEMENT

Major Planning Applications pending consideration at 21 August 2025

Reference	Address	Proposal	Target Decision Date	Officer
24/0476/OUT	Land East Of Green Street And North Of Orchard Drive Green Street Chorleywood Hertfordshire	Outline Application: Comprehensive development of the Site, delivering up to 300 no. residential dwellings (Use Class C3), associated access, and supporting amenity space, landscaping, green infrastructure and sustainable drainage systems (all matters reserved except for access).	Agreed Extension 28.011.2025	Adam Ralton
24/0538/OUT	Land East Of Green Street And North Of Orchard Drive Green Street Chorleywood Hertfordshire	Outline Application: Demolition of the existing farm building and comprehensive development of the Site, delivering up to 675 no. residential dwellings (Use Class C3), a new two-form entry primary school, associated access, and supporting amenity space, landscaping, green infrastructure and sustainable drainage systems (all matters reserved except for access).	Agreed Extension 28.011.2025	Adam Ralton
24/0925/FUL	Kebbell House Delta Gain Carpenders Park Hertfordshire	Demolition of existing commercial buildings and construction of 4 x 5 storey blocks comprising 129 flats and 513sqm of Class E floorspace with associated access, basement parking and landscaping works.	Agreed Extension 26.09.2025	Claire Westwood
24/1833/OUT	The Royal British Legion Church Lane Sarratt Rickmansworth Hertfordshire WD3 6HL	Outline Application: Development of up to 18 residential dwellings with access onto Church Lane (Appearance, Layout, Landscaping and Scale reserved)	Agreed Extension 30.09.2025	Suzanne O'Brien
24/2073/OUT	Land To North Of Little Green Lane Croxley Green WD3 3SP	Outline Application: Development of up to 600 residential dwellings (Use Class C3(a)), construction of a 5-bedroom property for childrens social care and supported living (Use Class C3(b)). Two vehicular access points from Little Green Lane and further pedestrian / cycleway accesses. A one form entry primary school (Use Class F1(a)) (plus expansion land for a two form entry primary school). A mixed use local centre including provision for NHS health and social care services (Use Class E(e)), community building (Use Class F2), retail and cafe provision (Use Class E(a-c)), car parking and associated infrastructure. A country park, areas for play and recreation, allotments, community orchard and landscaping with associated infrastructure including sustainable urban drainage systems. (Layout, scale, appearance and landscape as reserved matters).	Agreed Extension 26.09.2025	Claire Westwood
25/0196/FUL	Fir Trees Dawes Lane Sarratt Rickmansworth	Redevelopment of site and erection of 20 dwellings (Use Class C3) with associated parking, cycle storage and landscaping, served by new vehicular access and pedestrian access to Dawes Lane.	Agreed Extension 30.09.2025	Matthew Roberts

GENERAL PUBLIC SERVICES AND COMMUNITY ENGAGEMENT

Annual Review of Service Level Agreements 2024-2025

Please click the link below to find the Three Rivers District Council Annual Review of Service Level Agreements 2024-2025 report.

<https://cdn.threerivers.gov.uk/files/2025/08/0254dc10-7f37-11f0-8d7c-1776dc716bed-v1%202024.25%20annual%20report.pptx%20.pptx>

CLIMATE CHANGE AND LEISURE

Your Energy, Your Future – Have Your Say!



As part of our engagement for our Energy Plan, we are inviting businesses to take part in a survey to understand their current and future energy needs, and help us to build a network of contacts to support them to decarbonise. This work will help inform local infrastructure upgrades, to ensure connections are available where and when businesses need them, as well as create a network of contacts we can contact about possible opportunities for them in the future.

We would like your help reaching out to your local businesses, asking them to complete our Survey if you could please share the below with your networks.

Your Energy, Your Future – Have Your Say! ⚡

Are you a local business in Three Rivers? We want to hear from you!

We're creating a Local Energy Plan to make energy cleaner, more reliable, and affordable for businesses like yours.

 Whether you own or lease, are planning EV chargers, heat pumps, or just want to cut costs, this survey is for you. 📌
 <https://haveyoursay.threerivers.gov.uk/embeds/projects/42896/survey-tools/48691>

Take part to hear first about energy funding, support, and updates.

Three Rivers District Council

Starters and Leavers in July 2025

Leavers			
Service	Employee Name	Job Title	Leaving Date
Waste Services	Stephen Waggett	Loader Commercial Food Waste	08/07/2025
Revenues and Benefits	Connie Uka	Service Delivery Manager	31/07/2025

Starters			
Service	Employee Name	Job Title	Start Date
Customer Services Centre	Shahnawaz Ahmed	Customer Service Centre Representative	28/07/2025
Grounds Maintenance	Jack Powell	Grounds Maintenance Operative	07/07/2025

CSC Call Stats - July 2025

Phone Call Statistics – July 2025												
Number of calls	Median average call wait time	Mean average call wait time	Longest call wait time	Percentage of calls answered in under 1 minute	Percentage of calls answered in under 3 minutes	Percentage of calls answered in under 5 minutes	Percentage of calls answered in under 10 minutes	Percentage of calls answered in under 15 minutes	Percentage of calls answered in under 20 minutes	Percentage of calls answered in under 30 minutes	Percentage of calls answered in under 40 minutes	Percentage of calls answered in under 50 minutes
5,524	0 min 09 secs	0 min 57 secs	13 mins 07 secs	70.53%	88.77%	97.26%	99.90% (5 people waited over 10 mins)	100%	100%	100%	100%	100%

N.B The increased call wait time in July was due to an issue with 8x8

Council Meetings in September 2025



Calendar of Meetings		September 2025
Policy and Resources Committee	Monday	08
Local Plan Sub-Committee (7pm)	Tuesday	09
Planning Committee	Thursday	11
Connecting Three Rivers (10am)	Thursday	25
Audit Committee	Thursday	25
<p>This information is correct as of 9am Tuesday 19 August. Meetings start at 7.30pm and are held at Three Rivers House, Northway, Rickmansworth unless otherwise stated. If a meeting is to be held virtually, a link to join it will be posted on the relevant web page when the agenda is published.</p> <p>The agendas for the meetings are available on the meetings page of the Council website five days prior to each meeting.</p> <p>The Council welcomes contributions from Members of the public to its discussion on agenda items at Committee meetings. Contributions will be limited to one person speaking for and one against each item for not more than three minutes. Please note that in the event of registering your interest to speak on an agenda item but not taking up that right because the item is deferred, you will automatically be given the right to speak on that item at the next meeting of the Committee. Anyone wishing to speak or observe a meeting is requested to register 48 hours before the meeting with the Committee Team. Details on registering to speak or observe a meeting can be found on the agenda page of the relevant meeting along with a meeting protocol or by emailing committeeteam@threerivers.gov.uk</p> <p>Anyone wishing to speak at a face-to-face meeting may arrive from 7pm on the night and register up to just prior to the start of the meeting. Anyone wishing to observe a face-to-face meeting may arrive from 7pm. Details on registering to speak or observing a meeting can be found on the agenda page of the relevant meeting or by emailing the Committee Team at committeeteam@threerivers.gov.uk</p> <p>Anyone wishing to speak at a virtual meeting is requested to contact the Committee Team at committeeteam@threerivers.gov.uk</p> <p>In accordance with The Openness of Local Government Bodies Regulations 2014 any matters considered under Part 1 business only of the meeting may be filmed, recorded, photographed, broadcast or reported via social media by any person.</p> <p>Recording and reporting the Council's meetings is subject to the law and it is the responsibility of those doing the recording and reporting to ensure compliance. This will include the Human Rights Act, the Data Protection Act and the laws of libel and defamation.</p>		

Chair's Civic Engagements - August 2025

CHAIR / VICE-CHAIR OF THE COUNCIL'S CIVIC ENGAGEMENTS FOR AUGUST 2025	
Friday, 1 August	Cllr King, Chair of the Council attended the Tesco Rickmansworth Refit Celebration.
Saturday, 16 August	Cllr King, Chair of the Council attended Croxley SK8 Jam in Croxley Green at the Baldwins Lane Recreation Ground.
Thursday, 28 August	Cllr King, Chair of the Council attended the Pride Flag Raising at Three Rivers House for Herts Pride 2025.