



MEMBERS INFORMATION BULLETIN

October 2025

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October 2025 - Committee Items

GENERAL PUBLIC SERVICES AND COMMUNITY ENGAGEMENT

- [1. Planning update relating to appeals received, determined, and decisions in ward areas between 25th September and 24th October 2025](#)
- [2. Summary of decisions by Planning Committee – Meeting held on 23rd October 2025](#)
- [3. Major Planning Applications pending consideration 24th October 2025](#)
- [4. Corporate Performance Report Q1 2025/26](#)

CLIMATE CHANGE AND LEISURE

- [5. Three Rivers District Council Fast Followers Project](#)
- [6. Purple Tuesday on Tuesday 4th November at 12:30 – 1:30 pm on Rickmansworth High Street](#)

MISCELLANEOUS

- [7. Three Rivers District Council Staff Update](#)
- [8. CSC telephone statistics – September 2025](#)
- [9. Council meetings in November 2025](#)
- [10. Chair civic engagements – October 2025](#)



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

Appeals Determined =

1

From: 25/09/2025

To: 24/10/2025

<i>Planning ref number</i>	<i>Appeal decision date</i>	<i>Appeal ref number</i>	<i>Committee or delegated</i>	<i>Decision</i>
25/0093/RSP	02/10/2025	25/0019/REF	Delegated Decision	Appeal Dismissed
Old Farm Harthall Lane Kings Langley Hertfordshire WD4 8JW				

Appeal Received =

2

From: 25/09/2025

To: 24/10/2025

<i>Planning ref number</i>	<i>Appeal Lodged date</i>	<i>Appeal ref number</i>	<i>Committee or delegated</i>
25/0849/FUL	26/09/2025	25/0035/REF	DEL
42 Sandy Lodge Road Moor Park Rickmansworth Hertfordshire WD3 1LJ			
25/1213/FUL	01/10/2025	25/0036/REF	DEL
Stamhus Troutstream Way Loudwater Rickmansworth Hertfordshire WD3 4LB			

Enforcement Appeals Determined =

1

From: 25/09/2025

To: 24/10/2025

<i>Planning ref number</i>	<i>Appeal decision date</i>	<i>Appeal ref number</i>	<i>Decision</i>
22/0036/COMP	23/10/2025	23/0056/ENFNOT	Enf Not Appeal quashed
Appeal against Erection of fencing			
37 Creasy Close Abbots Langley Hertfordshire WD5 0HS			

Decisions

From: 25/09/2025

To: 24/10/2025

136



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1572/PDE	Prior Approval: Single storey rear extension (depth 5.00 metres, maximum height 3.20 metres, maximum eaves height 3.20 metres) 132 Abbots Road Abbots Langley Hertfordshire WD5 0BL	refused	21/10/2025	Delegated Decision	Abbots Langley And Bedmond
25/1012/RSP	Part Retrospective: Installation of parcel locker facility 57 - 59 High Street Abbots Langley Hertfordshire WD5 0AE	approved		Committee Decision	Abbots Langley And Bedmond
25/1489/FUL	Variation of Condition 2 (Plans) pursuant to planning permission 25/0475/FUL to allow alterations to roof design of single storey rear extension and windows 14 Hilltop Road Kings Langley Hertfordshire WD4 8NT	approved		Delegated Decision	Abbots Langley And Bedmond
25/1568/NMA	Non-materials amendment to planning permission 25/0772/FUL to allow relocation of first floor en-suite window from side to rear elevation 18 The Crescent Abbots Langley Hertfordshire WD5 0DS	approved	07/10/2025	Delegated Decision	Abbots Langley And Bedmond



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1255/FUL	Demolition of existing single storey side extension and construction of a two storey side extension; alterations to fenestration, including relocation of entrance door and rear juliet balcony; addition of hardstanding to rear patio; external materials including render The Garden Harthall Lane Kings Langley Hemel Hempstead Hertfordshire HP3 8SE	approved	10/10/2025	Delegated Decision	Abbots Langley And Bedmond
25/1403/FUL	Construction of single storey rear extension with rear steps 25 Greenways Abbots Langley Hertfordshire WD5 0EU	approved		Delegated Decision	Abbots Langley And Bedmond
25/1435/FUL	Construction of first floor rear extension 17 On The Hill Carpenders Park Watford Hertfordshire WD19 5DS	approved	24/10/2025	Delegated Decision	Carpenders Park
25/1302/CLPD	Certificate of Lawfulness Proposed Development: Construction of single storey rear extension 70 Woodhall Lane South Oxhey Watford Hertfordshire WD19 6HA	approved	03/10/2025	Delegated Decision	Carpenders Park
25/1280/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable roof extension, with rear juliet dormer and front rooflights 79 Compton Place Carpenders Park Watford Hertfordshire WD19 5HF	approved	13/10/2025	Delegated Decision	Carpenders Park



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1566/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 3.55 metres, maximum eaves height 2.55 metres) 73 On The Hill Carpenders Park Watford Hertfordshire WD19 5DS	no objection	17/10/2025	Delegated Decision	Carpenders Park
25/1715/NMA	Non-material amendment pursuant to planning permission 24/1264/FUL to allow alterations to ground floor fenestration including relocation of entrance door Woodview Oxhey Lane Carpenders Park Watford Hertfordshire WD19 5RB	approved		Delegated Decision	Carpenders Park
25/1607/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 3.00 metres, maximum eaves height 3.00 metres) 34 Harrow Way Carpenders Park Watford Hertfordshire WD19 5ET	no objection		Delegated Decision	Carpenders Park
25/1388/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including hip-to-gable roof extension, with rear juliet dormer and front rooflights 37 Penrose Avenue Carpenders Park Watford Hertfordshire WD19 5AD	approved	17/10/2025	Delegated Decision	Carpenders Park
25/1311/FUL	Construction of single storey rear extension 126 Greenfield Avenue Carpenders Park Watford Hertfordshire WD19 5DQ	approved	29/09/2025	Delegated Decision	Carpenders Park



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1276/RSP	Retrospective: Conversion of garage into habitable accommodation 14 Oulton Way Carpenders Park Watford Hertfordshire WD19 5EL	approved	07/10/2025	Delegated Decision	Carpenders Park
25/1281/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 2.82 metres, maximum eaves height 2.82 metres) 79 Compton Place Carpenders Park Watford Hertfordshire WD19 5HF	refused	15/10/2025	Delegated Decision	Carpenders Park
25/1387/FUL	Loft conversion including increase in ridge height and hip to gable roof extension, rear dormer and front rooflights, windows to side elevations 146 Harrow Way Carpenders Park Watford Hertfordshire WD19 5ER	approved	10/10/2025	Delegated Decision	Carpenders Park
25/1646/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 4.00 metres, maximum eaves height 3.00 metres) 41 The Courtway Carpenders Park Watford Hertfordshire WD19 5DP	no objection		Delegated Decision	Carpenders Park
25/1593/FUL	Variation of Condition 2 (Plans) pursuant to planning permission 25/0303/FUL to allow alterations to external materials including brick work and render, alterations to fenestration including replacement of windows, installation of front bay window and replacement of rear doors 26 Lime Tree Walk Rickmansworth Hertfordshire WD3 4BX	withdrawn	26/09/2025	Withdrawn	Chorleywood North And Sarratt



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1194/RSP	Part Retrospective: Partial demolition of existing dwelling including removal of roof, construction of two storey side extension, new roof form including accommodation in the roofspace served by front/rear dormer windows, relocation of entrance door, front porch canopy, rear juliet balconies, alterations to external materials including replacement of roof tiles, , alterations to fenestrations detail including replacement doors and windows, internal alterations , associated front/rear landscaping works including alterations and extension to driveway and erection of detached gararge. 61 The Drive Rickmansworth Hertfordshire WD3 4EA	approved	06/10/2025	Delegated Decision	Chorleywood North And Sarratt
25/1465/FUL	Construction of single storey rear extension Silverfields Bucks Hill Kings Langley Hertfordshire WD4 9AT	approved	24/10/2025	Delegated Decision	Chorleywood North And Sarratt
25/1081/FUL	Construction of two storey front extension, erection of second floor level with alterations to roof form to create three storey dwelling with flat roof; internal alterations and alterations to fenestration; boundary treatments including front entrance gates and fence; external materials including render, stone tiles and brick Bliss 41 The Drive Rickmansworth Hertfordshire WD3 4EA	refused	24/10/2025	Delegated Decision	Chorleywood North And Sarratt
25/1350/FUL	Demolition of double garage and construction of part single, part two storey rear extension, single storey side extension, replacement rear dormer and insertion of rooflights; boundary treatments including replacement of timber fence with brick boundary wall and installation of 2no. timber gates Troutstream Lodge Troutstream Way Loudwater Rickmansworth Hertfordshire WD3 4LG	approved	24/10/2025	Delegated Decision	Chorleywood North And Sarratt



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1417/FUL	Replacement of existing windows and existing bay doors; construction of rear orangery and side/rear porches; installation of new side/rear doors The White Cottage The Green Sarratt Rickmansworth Hertfordshire WD3 6BL	refused	21/10/2025	Delegated Decision	Chorleywood North And Sarratt
25/1418/LBC	Listed Building Consent: Replacement of existing windows and existing bay doors; construction of rear orangery and side/rear porches; installation of new side/rear doors The White Cottage The Green Sarratt Rickmansworth Hertfordshire WD3 6BL	refused	21/10/2025	Delegated Decision	Chorleywood North And Sarratt
25/1504/CLPD	Certificate of Lawfulness Proposed Development: Enlargement of the dwellinghouse by the construction of one additional storey and single storey rear extension Tarn Dunny Lane Belsize Kings Langley Hertfordshire WD4 9DQ	approved	17/10/2025	Delegated Decision	Chorleywood North And Sarratt
25/1441/FUL	Demolition of front porch; and construction of part single, part two storey front extension, and part first floor side extension; construction of new roof form including accommodation in the roof space served by front and rear dormer and side rooflights; conversion of garage into habitable accommodation and replacement of windows; with render and alterations to fenestration. 121 The Drive Rickmansworth Hertfordshire WD3 4DR	approved		Delegated Decision	Chorleywood North And Sarratt



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/0913/FUL	Erection of detached garage and alterations to the driveway 121 Valley Road Rickmansworth Hertfordshire WD3 4BN	approved	10/10/2025	Delegated Decision	Chorleywood North And Sarratt
25/1317/FUL	Installation of solar panels to roof Chorleywood Community Arts Centre Colleyland Chorleywood Rickmansworth Hertfordshire WD3 5LL	approved	07/10/2025	Delegated Decision	Chorleywood North And Sarratt
25/1463/DIS	Discharge of Condition 7(Surface water drainage scheme) pursuant to planning permission 24/1963/FUL Maple Cross House Denham Way Maple Cross Rickmansworth Hertfordshire WD3 9SW	Determined - DIS apps	24/10/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1464/DIS	Discharge of Condition 14 (Materials) pursuant to planning permission 24/1963/FUL Maple Cross House Denham Way Maple Cross Rickmansworth Hertfordshire WD3 9SW	Determined - DIS apps	21/10/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1529/DIS	Discharge of Part 1 of Condition 4 (Construction Traffic Management Wear & Tear) pursuant to planning permission 24/1963/FUL Maple Cross House And Kier Southern Building Maple Cross Rickmansworth WD3 9SE	Determined - DIS apps	25/09/2025	Delegated Decision	Chorleywood South And Maple Cross



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1127/LBC	Listed Building Consent: Replacement of rooftiles to ground floor baywindow St John Fisher Roman Catholic Church Shire Lane Chorleywood Hertfordshire WD3 5NH	approved	08/10/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1283/FUL	Construction of part-single storey, part-two storey rear extensions; loft conversion including rear dormer and front rooflights 114 Denham Way Maple Cross Rickmansworth Hertfordshire WD3 9SP	refused	25/09/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1395/HS2	Submission of plans and specifications for lighting equipment under Paragraph 3 of Schedule 17 to the High Speed Rail (London-West Midlands) Act 2017. Development comprises installation of lighting equipment at the Chilterns Tunnel South Portal. HS2 Construction Site West Of A412 Denham Way Chalfont Lane West Hyde Hertfordshire	approved	09/10/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1579/DIS	Discharge of Condition 10 (Site Waste Management Plan) pursuant to planning permission 24/1963/FUL Maple Cross House Denham Way Maple Cross Rickmansworth Hertfordshire WD3 9SW	Determined - DIS apps	17/10/2025	Delegated Decision	Chorleywood South And Maple Cross



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1600/NMA	Non-material amendment pursuant to planning permission 22/2153/FUL to allow alterations to external materials including brick base, render, addition of corten steel cladding to existing bay replacing vertical tile hanging. 109 Whitelands Avenue Chorleywood Rickmansworth Hertfordshire WD3 5RQ	withdrawn	07/10/2025	Withdrawn	Chorleywood South And Maple Cross
25/1605/NMA	Non-material amendment pursuant to planning permission 24/0022/FUL to allow alterations to south elevation and external materials The Hayloft The Bullsland Estate Bullsland Lane Chorleywood Hertfordshire	approved	15/10/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1225/FUL	Demolition of existing conservatory and construction of single storey rear extension 72 Whitelands Avenue Chorleywood Rickmansworth Hertfordshire WD3 5RG	approved	01/10/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1372/CLPD	Certificate of Lawfulness Proposed Development: Demolition of existing conservatory and construction of single storey side extension 4 Clements Road Chorleywood Rickmansworth Hertfordshire WD3 5JT	approved	03/10/2025	Delegated Decision	Chorleywood South And Maple Cross



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1415/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 3.40 metres, maximum eaves height 2.92 metres) 1 Longmore Close Maple Cross Rickmansworth Hertfordshire WD3 9SE	refused	30/09/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1511/HCR3	Herts County Council Regulation 3 application: Retention of temporary office building Maple Lodge Sewage Treatment Works Denham Way Maple Cross Hertfordshire WD3 9SF	no objection	13/10/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1351/FUL	Construction of part-single storey, part-two storey side and rear extensions, including first floor front and rear dormers; replacement of entrance door; rear patio extension including alterations to land levels and retaining wall; alterations to fenestration; and alterations and extensions to driveway. 2 Lawford Close Chorleywood Rickmansworth Hertfordshire WD3 5JX	approved	15/10/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1474/CLPD	Certificate of Lawfulness Proposed Development: Installation of raised solar panels at the rear Arbella 76 Quickley Lane Chorleywood Rickmansworth Hertfordshire WD3 5AF	approved		Delegated Decision	Chorleywood South And Maple Cross



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1493/DIS	Discharge of Condition 8(Details of flood resilience measures) pursuant to planning permission 24/1963/FUL Maple Cross House Denham Way Maple Cross Rickmansworth Hertfordshire WD3 9SW	Determined - DIS apps	20/10/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1443/DIS	Discharge of Condition 3 (Materials) pursuant to planning permission 24/0022/FUL The Hayloft The Bullsland Estate Bullsland Lane Chorleywood Hertfordshire	Determined - DIS apps	14/10/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1284/CLPD	Certificate of Lawfulness Proposed Development: Construction of garden shed Hillside Cottage Long Lane Heronsgate Rickmansworth Hertfordshire WD3 5BT	approved	01/10/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1523/DIS	Discharge of Conditions 4 (Replacement Planting), 6 (Landscaping) and 9 (Boundary Treatments) pursuant to planning permission 23/1570/FUL Garages Rear Of 22 To 32 Pollards Maple Cross Hertfordshire	Determined - DIS apps	25/09/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1389/DIS	Discharge of Condition 3 (Landscape and Ecology Management Plan) and Condition 4 (Precautionary Mitigation Strategy) pursuant to planning permission 25/0184/FUL Green Tye Loudwater Lane Loudwater Rickmansworth Hertfordshire WD3 4AL	Determined - DIS apps	03/10/2025	Delegated Decision	Dickinsons



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1424/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 3.00 metres, maximum eaves height 3.00 metres) 65 Harvey Road Croxley Green Rickmansworth Hertfordshire WD3 3BS	no objection	01/10/2025	Delegated Decision	Dickinsons
25/1514/NMA	Non Material Amendment to planning permission 24/1750/FUL: To remove reference to car club space. Grove Court Grove Crescent Croxley Green Hertfordshire	approved	06/10/2025	Delegated Decision	Dickinsons
25/1323/FUL	Construction of single storey side and rear extension, addition of windows to side elevation 51 Dickinson Avenue Croxley Green Rickmansworth Hertfordshire WD3 3EU	approved	01/10/2025	Delegated Decision	Dickinsons
25/1564/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 3.53 metres, maximum eaves height 2.75 metres) 3 Dorchester Court Mayfare Croxley Green Rickmansworth Hertfordshire WD3 3DQ	no objection	13/10/2025	Delegated Decision	Dickinsons
25/1339/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable roof extension with rear dormer and front rooflights 3 Nuttfield Close Croxley Green Rickmansworth Hertfordshire WD3 3AT	approved	30/09/2025	Delegated Decision	Dickinsons



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1483/CLPD	Certificate of Lawfulness Proposed Development: Demolition of existing conservatory and construction of single storey rear extension; conversion of garage into habitable accommodation; replacement of entrance door; new first-floor front balustrade; alterations to first-floor bay window; alterations to front eaves; and render to first floor front elevation. 20A Copthorne Road Croxley Green Rickmansworth Hertfordshire WD3 4AQ	approved	24/10/2025	Delegated Decision	Dickinsons
25/1487/CLPD	Certificate of Lawfulness Proposed Development: Construction of an outbuilding Tamahine The Green Croxley Green Rickmansworth Hertfordshire WD3 3HX	approved	24/10/2025	Delegated Decision	Dickinsons
25/1377/FUL	Demolition of existing garage and side lean to extension, rebuild of existing side wall of dwelling, erection of first floor to create a two storey detached dwelling, replacement of side gates, internal alterations and alterations to fenestration, re-rendering of dwelling. 100 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3BX	approved	15/10/2025	Delegated Decision	Dickinsons
25/1239/FUL	Demolition of 2no. existing outbuildings, construction of single storey rear extension with associated internal alterations, alterations to fenestrations and rear alterations The Old House 3 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3DL	approved	09/10/2025	Delegated Decision	Dickinsons



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1410/FUL	Demolition of existing garage and conservatory and construction of single storey front, side and rear extensions. 33 Valley Walk Croxley Green Rickmansworth Hertfordshire WD3 3TQ	approved	10/10/2025	Delegated Decision	Dickinsons
25/1279/FUL	Demolition of existing dwelling and construction of replacement two storey self-build dwelling with associated parking and landscaping works; external materials including render 46 Copthorne Road Croxley Green Rickmansworth Hertfordshire WD3 4AQ	approved	16/10/2025	Delegated Decision	Dickinsons
25/1452/CLPD	Certificate of Lawfulness Proposed Development: Construction of an outbuilding 13 Repton Way Croxley Green Rickmansworth Hertfordshire WD3 3PN	approved	21/10/2025	Delegated Decision	Durrants
25/1304/RSP	Part-Retrospective: Demolition of existing garage and construction of part-single storey, part-two storey side and rear extensions 12 Manor Way Croxley Green Rickmansworth Hertfordshire WD3 3LY	approved	24/10/2025	Delegated Decision	Durrants
25/1623/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 3.00 metres, maximum eaves height 3.00 metres) 73 Springfield Close Croxley Green Rickmansworth Hertfordshire WD3 3HG	no objection	17/10/2025	Delegated Decision	Durrants



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1650/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 3.60 metres, maximum eaves height 2.69 metres) 23 Winton Crescent Croxley Green Rickmansworth Hertfordshire WD3 3QX	approved		Delegated Decision	Durrants
25/1305/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable roof extension with rear juliet dormer; construction of an outbuilding 12 Manor Way Croxley Green Rickmansworth Hertfordshire WD3 3LY	approved	10/10/2025	Delegated Decision	Durrants
25/1295/FUL	Demolition of existing store and porch and construction of part-single storey, part-two storey rear extensions, single storey front and side extension 75 Springfield Close Croxley Green Rickmansworth Hertfordshire WD3 3HG	approved	29/09/2025	Delegated Decision	Durrants
25/1573/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 3.00 metres, maximum eaves height 3.00 metres) 58 Barton Way Croxley Green Rickmansworth Hertfordshire WD3 3QA	no objection	23/10/2025	Delegated Decision	Durrants
25/1469/FUL	Construction of part-single storey, part-two storey side extension, first floor rear extension with juliet balcony, loft conversion including rear juliet dormer and front rooflights 59 Malvern Way Croxley Green Rickmansworth Hertfordshire WD3 3QQ	withdrawn	22/10/2025	Withdrawn	Durrants



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1442/PDE	Prior Approval: Single storey rear extension (depth 5.00 metres, maximum height 3.00 metres, maximum eaves height 3.00 metres) 27 Sherborne Way Croxley Green Rickmansworth Hertfordshire WD3 3PE	approved	03/10/2025	Delegated Decision	Durrants
25/1451/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 2.80 metres, maximum eaves height 2.50 metres) 13 Repton Way Croxley Green Rickmansworth Hertfordshire WD3 3PN	withdrawn	03/10/2025	Withdrawn	Durrants
25/1454/DIS	Discharge of Conditions 3 (Materials), 6 (Boundary Treatment) and 10 (Ecological Enhancements) pursuant to planning permission 24/0530/FUL 132 Toms Lane Kings Langley Hertfordshire WD4 8NR	Determined - DIS apps	16/10/2025	Delegated Decision	Gade Valley
25/1338/FUL	Construction of single storey side extension with rooflights Cossington 20 Water Lane Kings Langley Hertfordshire WD4 8HN	approved	01/10/2025	Delegated Decision	Gade Valley
25/1544/DIS	Discharge of Condition 3 (Construction Management Plan) pursuant to planning permission 24/1751/RSP Beaufort Court Egg Farm Lane Kings Langley Hertfordshire WD4 8LR	Determined - DIS apps	21/10/2025	Delegated Decision	Gade Valley



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1461/DIS	Discharge of Condition 4 (Construction Environmental Management Plan) pursuant to planning permission 24/1562/FUL Langley Wharf Railway Terrace Kings Langley Hertfordshire WD4 8JE	Determined - DIS apps	09/10/2025	Delegated Decision	Gade Valley
25/1638/DIS	Discharge of Condition 17 (Refuse store) pursuant to planning permission 20/2805/FUL The Bell Public House 117 Primrose Hill Kings Langley Hertfordshire WD4 8HX	Determined - DIS apps	24/10/2025	Delegated Decision	Gade Valley
25/1494/CLPD	Certificate of Lawfulness Proposed Development: Construction of an outbuilding with sedum roof Ashmount 82 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0BY	approved		Delegated Decision	Gade Valley
25/1459/HCR3	Hertfordshire County Council Regulation 3 application: Full Planning Permission for the extension and upgrade of the existing waste transfer station; realignment of the building to face the M1 and away from nearest residential properties; replacement of the building cladding; realignment of the internal site access road; installation of a new bespoke odour abatement system including venting stack; installation of fast acting doors to enclose facility; upgrading of fire management and sprinkler system; installation of PV solar panels; construction of a new state welfare building including offices. at Waterdale Waste Transfer Station, St Albans Road, Watford, Herts, WD25 0PR Waterdale Transfer Station St Albans Road Garston Watford Hertfordshire WD2 7PR	no objection	20/10/2025	Delegated Decision	Leavesden



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25/1376/FUL	Demolition of existing garage and construction of single storey front, side and rear extension and alterations to front driveway 52 Lemonfield Drive Garston Watford Hertfordshire WD25 9TU	approved	09/10/2025	Delegated Decision	Leavesden
25/1479/CLPD	Certificate of Lawfulness Proposed Development: Erection of a caravan for ancillary residential use 3 Pryor Close Abbots Langley Hertfordshire WD5 0NA	refused	24/10/2025	Delegated Decision	Leavesden
25/1358/FUL	Construction of single storey rear extension 23 Ridgehurst Avenue Leavesden Watford Hertfordshire WD25 7AZ	approved	07/10/2025	Delegated Decision	Leavesden
25/1309/FUL	Variation of Condition 1 (Landscaping) pursuant to planning permission 24/1811/RSP to allow for replacement of natural grass to artificial grass in the front garden 4 Braham Crescent Leavesden Watford Hertfordshire WD25 7NN	refused	29/09/2025	Delegated Decision	Leavesden
25/1321/FUL	Construction of an outbuilding 75 Cunningham Way Leavesden Watford Hertfordshire WD25 7NG	approved	29/09/2025	Delegated Decision	Leavesden
25/1575/ADV	Erection of 5 x internally illuminated wayfinder signs at the south entrance, north entrance and Leavesden Park entrance. Warner Bros. Studios Leavesden Warner Drive Watford Hertfordshire WD25 7LP	approved	13/10/2025	Delegated Decision	Leavesden



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23/1827/FUL	Demolition of existing dwelling and erection of a replacement two storey dwelling with basement level with associated works Tralee London Road Rickmansworth Hertfordshire WD3 1JT	approved	08/10/2025	Delegated Decision	Moor Park And Eastbury
25/1411/LBC	Listed Building Consent: Repair two cantilevered concrete canopies at each end of the Great Hall at ground level. Repair of reconstituted stone (reinforced) window cills. Merchant Taylors School Sandy Lodge Lane Moor Park Northwood Hertfordshire HA6 2HT	approved	17/10/2025	Delegated Decision	Moor Park And Eastbury
25/1431/DIS	Discharge of Conditions 9(Construction drawings and Drainage) and 10(Flood Risk Assessment) pursuant to planning permission 24/1137/FUL Wolsey Business Park Tolpits Lane Watford Hertfordshire	Determined - DIS apps	20/10/2025	Delegated Decision	Moor Park And Eastbury
25/1303/FUL	Variation of Condition 12 (Permitted Development) pursuant to planning permission 24/0532/FUL to omit Class E (provision of any building or enclosure) to enable the construction of outbuildings to the rear of the properties Overbury Woodside Walk Northwood HA6 3ET	refused	26/09/2025	Delegated Decision	Moor Park And Eastbury



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1198/RSP	Part Retrospective: Demolition of existing double garage, conservatory and single storey rear extension; Construction of part single, part two storey rear extension, single storey front and side extension including garage; relocation of entrance door; internal alterations and alterations to fenestration detail, provision of new windows to front/rear elevation; provision of raised rear patio and access ramp, AC Units and solar panels, boundary treatments including timber fence 19 Westbury Road Northwood HA6 3DB	approved	03/10/2025	Delegated Decision	Moor Park And Eastbury
25/1534/CLPD	Certificate of Lawfulness Proposed Development: Change of use from B1 and B2 licence to Class E (g)(ii) Unit 27 Orbital 25 Business Park Dwight Road Watford Hertfordshire WD18 9DA	withdrawn	10/10/2025	Withdrawn	Moor Park And Eastbury
25/1672/DIS	Discharge of Condition 3(London Underground Infrastructure) pursuant to planning permission 25/0016/FUL Merchant Taylors Prep Sandy Lodge Road Moor Park Rickmansworth Hertfordshire WD3 1LW	Determined - DIS apps	20/10/2025	Delegated Decision	Moor Park And Eastbury
25/1326/CLED	Certificate of Lawfulness Existing Use: Conversion of garage into habitable accommodation 5 The Roughs Northwood HA6 3DE	approved	01/10/2025	Delegated Decision	Moor Park And Eastbury
25/1678/DIS	Discharge of Condition 5 (Energy and Sustainability Statement) pursuant to planning permission 25/0801/FUL 36 Westbury Road Northwood HA6 3BX	Determined - DIS apps	06/10/2025	Delegated Decision	Moor Park And Eastbury



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1398/RSP	Part-Retrospective: Construction of part-single, part-two storey side and rear extension, two storey front gable extension; loft conversion including increase in ridge height with rear dormer and front/side rooflights; part render and alteration to fenestration 35 Farm Way Northwood HA6 3EE	approved	21/10/2025	Delegated Decision	Moor Park And Eastbury
25/1432/CLPD	Certificate of Lawfulness Proposed Development: Construction of 2no. outbuildings (Storage shed and Gym with indoor swimming pool) Primrose Lodge London Road Rickmansworth Hertfordshire WD3 1JX	refused	20/10/2025	Delegated Decision	Moor Park And Eastbury
25/1273/FUL	Erection of brick boundary wall and piers with metal railings and gate to the front Tree Tops 7 Home Farm Road Rickmansworth Hertfordshire WD3 1JU	approved	07/10/2025	Delegated Decision	Moor Park And Eastbury
25/1390/DIS	Partial Discharge of Condition 7 (Species enhancement plan) pursuant to planning permission 25/0016/FUL Merchant Taylors Prep Sandy Lodge Road Moor Park Rickmansworth Hertfordshire WD3 1LW	Determined - DIS apps	07/10/2025	Delegated Decision	Moor Park And Eastbury
25/1407/DIS	Discharge of Condition 4(Site Waste Management Plan) pursuant to planning permission 24/1137/FUL No.3 To No.6 Wolsey Business Park Tolpits Lane Hertfordshire WD18 9BL	Determined - DIS apps	14/10/2025	Delegated Decision	Moor Park And Eastbury



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/0890/RSP	Part Retrospective: Partial demolition of existing dwelling and construction of part single, part two-storey rear extension and garage conversion; replacement of the roof; raised rear patio and extension to drive; removal of cladding and replacement with render to first floor 29 Russell Road Moor Park Northwood Hertfordshire HA6 2LP	withdrawn	10/10/2025	Withdrawn	Moor Park And Eastbury
25/1368/DIS	Discharge of Condition 3 (Materials), Condition 6 (Arboricultural method Statement) and Condition 7 (Construction & Demolition Method Statement) pursuant to planning permission 25/0046/FUL. 44 Russell Road Moor Park Northwood Hertfordshire HA6 2LR	Determined - DIS apps	08/10/2025	Delegated Decision	Moor Park And Eastbury
25/1538/NMA	Variation of the wording of Conditions pertaining to planning permission 24/1137/FUL: Change to Condition 2 (Approved Plans), Condition 12 (Surface Water Drainage System), Condition 13 (Verification Report), Condition 15 (Vehicular Areas), Condition 16 (Access Arrangements), Condition 17 (Engineering Designs), Condition 18 (Landscaping Scheme), Condition 19 (Refuse and Recycling Stores), Condition 20 (Sustainability Statement), Condition 21 (Amenity Spaces), Condition 22 (External Lighting), Condition 24 (HMMP), Condition 25 (Fire Hydrants) and Condition 29 (Roof Mounted Plant) to enable the construction and occupation of the development to be phased. No.3 To No.6 Wolsey Business Park Tolpits Lane Hertfordshire WD18 9BL	approved	06/10/2025	Delegated Decision	Moor Park And Eastbury
25/1446/FUL	Variation of condition 2 (plans) pursuant to planning permission 25/0959/FUL to allow internal alterations, alterations to fenestration and addition of rear dormer. Green Hill Sandy Lane Northwood HA6 3ER	approved	17/10/2025	Delegated Decision	Moor Park And Eastbury



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1757/NAC	Neighbouring Authority Consultation: Advertisement Consent to display x 2 externally illuminated wayfinder signs at the south car park entrance - Watford Borough Council ref. 25/00842/ADV Warner Bros. Studios Leavesden Warner Drive	no objection	13/10/2025	Delegated Decision	NOT IN DISTRICT See Details Under Parish
25/1738/NAC	Neighbouring Authority Consultation: Buckinghamshire Council - Outline application for a Motorway Service Area between M25 junctions 15 and 16 near Iver Heath with all matters reserved, comprising vehicular access from the M25 including new overbridge and realignment of the A4007 Slough Road, a controlled vehicular access from the A4007 for emergency vehicles only, including a staff drop off point and associated footway works to Slough Road, facilities buildings, Drive-Thru, fuel filling stations, electric vehicle charging, parking facilities, service yard, vehicle circulation, landscaping, woodland and amenity spaces, Sustainable Drainage Systems, a diverted public bridleway; together with associated mitigation and infrastructure and with earthworks / enabling works including mineral extraction.Buckinghamshire Council application reference PL/20/4332/OA.Mineral extraction and provision of access to facilitate the development of the Colne Valley Services and associated works proposed under planning application ref (PL/20/4332/OA) - Buckinghamshire Council application reference CM/0036/21. Land To The North Of A4007 (Between Junctions 15 And 16 Of The M25) Slough Road Iver Heath Buckinghamshire	no objection	10/10/2025	Delegated Decision	NOT IN DISTRICT See Details Under Parish



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1510/NAC	Neighbouring Authority Consultation: Temporary planning permission for use of land for film making for 18 months to include construction of temporary set pieces; storage, stationing of support services and parking - Dacorum Borough Council - 25/01039/MFA Land At Berrybushes Farm Langleybury Lane Kings Langley WD4 8RL	no objection	29/09/2025	Delegated Decision	NOT IN DISTRICT See Details Under Parish
25/1366/FUL	Replacement of existing timber windows with double glazed uPVC windows Oaklea 29 Meadowbank Watford Hertfordshire WD19 4NP	approved	09/10/2025	Delegated Decision	Oxhey Hall And Hayling
25/1325/RSP	Part Retrospective: Loft conversion and hip to gable extension including rear Juliet dormer and front rooflights, demolition and erection of front porch, alterations to ground floor fenestration 3 Quickwood Close Rickmansworth Hertfordshire WD3 8LU	approved	13/10/2025	Delegated Decision	Penn And Mill End
25/1440/FUL	Variation of condition 2 (plans) pursuant to planning permission 23/1804/FUL to allow single storey rear extension to be increased in depth 60 Chiltern Drive Mill End Rickmansworth Hertfordshire WD3 8JY	approved	17/10/2025	Delegated Decision	Penn And Mill End
25/1226/FUL	Relocation of existing access and installation of drop kerb 40 Field Way Rickmansworth Hertfordshire WD3 7EJ	approved	30/09/2025	Delegated Decision	Penn And Mill End



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1673/DIS	Discharge of Condition 20 (Community use agreement) pursuant to planning permission 23/1835/INF St Johns Roman Catholic JMI School Berry Lane Mill End Rickmansworth Hertfordshire WD3 7HG	Determined - DIS apps	08/10/2025	Delegated Decision	Penn And Mill End
25/1570/PDE	Prior Approval: Single storey rear extension (depth 4.00 metres, maximum height 2.90 metres, maximum eaves height 2.90 metres) 13 Aldbury Road Mill End Rickmansworth Hertfordshire WD3 8LH	no objection	13/10/2025	Delegated Decision	Penn And Mill End
25/1353/DIS	Discharge of condition 17(Sustainable Drainage Scheme Maintenance) pursuant to planning permission 23/1835/INF St Johns Roman Catholic JMI School Berry Lane Mill End Rickmansworth Hertfordshire WD3 7HG	Determined - DIS apps	25/09/2025	Delegated Decision	Penn And Mill End
25/1385/FUL	Construction of side extension to lower ground level, replacement rear terrace, stairs and balustrading at ground floor level 12 Coombe Hill Road Mill End Rickmansworth Hertfordshire WD3 8ND	approved	20/10/2025	Delegated Decision	Penn And Mill End
25/1525/DIS	Discharge of Conditions 9 (Ecological Enhancements), 10 (Hard and Soft Landscaping) and 14 (Boundary treatment) pursuant to planning permission 23/1619/FUL Garages Between 83 And 89 The Queens Drive Mill End Hertfordshire	Determined - DIS apps	20/10/2025	Delegated Decision	Penn And Mill End



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1312/RSP	Part Retrospective: Construction of first floor rear extension and front porch, loft conversion and hip to gable extension including rear dormer and front rooflights; replacement of rear door 5 Quickwood Close Rickmansworth Hertfordshire WD3 8LU	approved	13/10/2025	Delegated Decision	Penn And Mill End
25/0332/FUL	Demolition of the existing outbuilding and erection of two storey detached building containing one one-bedroom flat and one two bedroom flat (Use Class C3), including the alterations to the existing car park. The Western 205 High Street Rickmansworth Hertfordshire WD3 1BB	approved	21/10/2025	Committee Decision	Rickmanswor th Town
25/1472/DIS	Discharge of Condition 8 (Screening) pursuant to planning permission 24/0829/FUL McDonalds Restaurant Ltd 94 - 102 High Street Rickmansworth Hertfordshire WD3 1AQ	Determined - DIS apps	24/10/2025	Delegated Decision	Rickmanswor th Town
25/1430/FUL	Demolition of existing garage and shed; construction of single storey side/rear extension, rear patio extension and erection of side gate, internal alterations and alterations to fenestration 43 Harefield Road Rickmansworth Hertfordshire WD3 1LZ	approved	16/10/2025	Delegated Decision	Rickmanswor th Town
25/1471/DIS	Discharge of Condition 4 (Access) pursuant to planning permission 24/0829/FUL McDonalds Restaurant Ltd 94 - 102 High Street Rickmansworth Hertfordshire WD3 1AQ	Determined - DIS apps	03/10/2025	Delegated Decision	Rickmanswor th Town



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1122/FUL	Construction of single-storey side extension 16 Moneyhill Parade Uxbridge Road Rickmansworth Hertfordshire WD3 7BE	withdrawn	22/10/2025	Withdrawn	Rickmanswor th Town
25/1352/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including rear dormer and front rooflights 95 Harefield Road Rickmansworth Hertfordshire WD3 1NP	approved	01/10/2025	Delegated Decision	Rickmanswor th Town
25/1436/LBC	Listed Building Consent: Demolition of existing conservatory and construction of a single storey rear extension 53 Church Street Rickmansworth Hertfordshire WD3 1JA	approved	20/10/2025	Delegated Decision	Rickmanswor th Town
25/1265/FUL	Demolition of existing conservatory and construction of a single storey rear extension 53 Church Street Rickmansworth Hertfordshire WD3 1JA	approved	20/10/2025	Delegated Decision	Rickmanswor th Town
25/1216/PDE	Prior Approval: Single storey rear extension (depth 8.00 metres, maximum height 2.53 metres, maximum eaves height 2.53 metres) The Bungalow Scotsbridge House Scots Hill Croxley Green Rickmansworth Hertfordshire WD3 3AB	no objection	01/10/2025	Delegated Decision	Rickmanswor th Town
25/1318/FUL	Demolition of existing detached garage; construction of two-storey side extension; single-storey rear extension and installation of solar panels 61 Hill Rise Rickmansworth Hertfordshire WD3 7NY	approved	30/09/2025	Delegated Decision	Rickmanswor th Town



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1536/NMA	Non material amendment to planning permission 24/0801/FUL to allow alterations to roof materials 42 Meadow Way Rickmansworth Hertfordshire WD3 7PA	withdrawn	07/10/2025	Withdrawn	Rickmansworth Town
25/1397/DIS	Discharge of Condition 24 (Obscure Privacy Screens) pursuant to planning permission 22/1148/FUL Beesons Yard Bury Lane Rickmansworth Hertfordshire	Determined - DIS apps	13/10/2025	Delegated Decision	Rickmansworth Town
25/0915/FUL	Part Retrospective: Variation of Conditions 2 (plan numbers) and 3 (Materials) pursuant to planning permission 24/0052/FUL (Extension of existing third floor to create additional office space under a mansard roof with associated roof terrace and increase in parapet walls) to allow alterations to the width and depth of the mansard roof form, and alterations to materials. First And Second Floors 97 High Street Rickmansworth Hertfordshire WD3 1RB	approved	15/10/2025	Delegated Decision	Rickmansworth Town
25/1248/FUL	Demolition of existing shed and construction of single storey rear extension 52 Hill Rise Rickmansworth Hertfordshire WD3 7NZ	approved	06/10/2025	Delegated Decision	Rickmansworth Town
25/1277/FUL	Loft conversion including rear dormer, installation of doors and new front porch 88 Ebury Road Rickmansworth Hertfordshire WD3 1BN	approved	01/10/2025	Delegated Decision	Rickmansworth Town



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1278/FUL	Construction of part-single, part two storey side extension, single storey front and rear extensions; conversion of garage into habitable accommodation, relocation of entrance door and front porch canopy, external materials including render to front elevation, internal alterations and alterations to fenestration 1 Plaitford Close Rickmansworth Hertfordshire WD3 1NJ	withdrawn	30/09/2025	Withdrawn	Rickmansworth Town
25/1380/DIS	Discharge of Condition 8 (Drainage Details of Final Design) pursuant to planning permission 21/1271/OUT Former Little Furze Junior Mixed Infants School Gosforth Lane South Oxhey Hertfordshire	Determined - DIS apps	06/10/2025	Delegated Decision	South Oxhey
25/1404/DIS	Discharge of Condition 4 (Affordable Housing) pursuant to planning permission 23/0701/OUT Land To South Of Foxgrove Path/Heysham Drive South Oxhey WD19 6YL	Determined - DIS apps	10/10/2025	Delegated Decision	South Oxhey
25/1439/FUL	Construction of single storey front and rear extension, loft conversion including rear dormer, front rooflights; replacement of front bay window, alterations to driveway served by a new access, external materials including render. 58 Northwick Road South Oxhey Watford Hertfordshire WD19 6NH	approved		Delegated Decision	South Oxhey
25/0595/FUL	Demolition of existing rear garage, subdivision of site and erection of self-build end-of-terrace two-bedroom dwelling with amenity garden 91 Muirfield Road South Oxhey Watford Hertfordshire WD19 6LU	approved	15/10/2025	Delegated Decision	South Oxhey



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1637/DIS	Discharge of Condition 1(Tree Survey) pursuant to planning permission 23/0699/AOD Land To South Of Foxgrove Path/Heysham Drive South Oxhey Watford WD19 6YL	withdrawn	26/09/2025	Delegated Decision	South Oxhey
25/1396/DIS	Discharge of Condition 14 (Lighting) pursuant to planning permission 25/0986/FUL Land To South Of Foxgrove Path/Heysham Drive South Oxhey Watford WD19 6YL	Determined - DIS apps	10/10/2025	Delegated Decision	South Oxhey



Summary of decisions by Planning Committee 23rd October 2025

Planning Committee Decision Summary – September 2025			
Reference	Address	Proposal	Decision
24/1812/FUL	Land Rear Of 219 New Road Croxley Green Rickmansworth Hertfordshire WD3 3HE	Demolition of existing outbuildings; subdivision of the site and construction of five two-storey residential dwellings including parking, landscaping, cycle and refuse storage.	Deferred to seek amended plans to remove vehicular gate. In the event the applicant agrees to its removal, the application shall be delegated to the Head of Regulatory Services to grant planning permission subject to: - the addition of conditions relating to the removal of Class E permitted development rights and Part 2, Class A rights (means of enclosures) - to secure the restriction on parking permits for future occupants and financial contribution towards an amended to the Traffic Regulation Order (TRO) via Section 106 Agreement - Completion of Section 106 (securing affordable housing contribution and parking permit controls/TRO) In the event the applicant does not agree to its removal, the application shall be presented to a future Planning Committee for a decision.
25/1012/RSP	57 - 59 High Street Abbots Langley Hertfordshire WD5 0AE	Part Retrospective: Installation of parcel locker facility	Approved (in accordance with the Officer recommendation)



Summary of decisions by Planning Committee 23rd October 2025 (continued)

Planning Committee Decision Summary – September 2025			
Reference	Address	Proposal	Decision
25/1020/OUT	Land East Of Oxhey Lane Oxhey Lane Carpenders Park	(Preliminary Report) Outline planning application for up to 256 homes (C3 use class) (including affordable and self/custom build housing), housing with care (C2 use class), a children's home (for looked after children) (C2 use class) together with associated access (including off-site highway works), parking, open space and landscaping (appearance, layout, landscaping and scale as reserved matters).	Application noted , and site visit to be arranged.
25/1028/FUL	Land Rear Of 76 To 78 Church Lane Sarratt	Erection of 20 Dwellings (Use Class C3) with associated parking and landscaping, provision of new vehicular access to Church Lane and pedestrian link to existing public footpath.	Refused (officer overturn) due to inappropriate development in the Green Belt, impacting the setting of National Landscape, impact on character and contrary to emerging neighbourhood plan (full reason to be circulated).
25/1055/FUL	Land To The Rear Of Woodlands Cottage Oxhey Lane Carpenders Park Hertfordshire WD19 5RF	(Preliminary Report) Demolition of existing structures and construction of 96 residential dwellings (Use Class C3), flexible community floorspace (Use Class F), with the provision of an access, vehicle and cycle parking, landscaping, sustainable urban drainage systems and other associated works	Application noted , and site visit to be arranged.
25/1122/FUL	16 Moneyhill Parade Uxbridge Road Rickmansworth Hertfordshire WD3 7BE	Construction of single-storey side extension	Application withdrawn

GENERAL PUBLIC SERVICES AND COMMUNITY ENGAGEMENT



Major Planning Applications pending consideration at 24th October 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 27.02.2026	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 27.02.2026	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 28.11.2025	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 31.12.2025	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 19.12.2025	Claire Westwood
25/0196/FUL	Fir Trees Dawes Lane Sarratt Rickmansworth Hertfordshire WD3 6BG	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 28.11.2025	Matthew Roberts

Reference	Address	Proposal	Target Decision Date	Officer 
25/0563/RSP	The Paddock Little Oxhey Lane Carpenders Park Watford Hertfordshire WD19 5BA	Part Retrospective: Creation of vehicle parking areas for company vehicles including alterations to land levels and associated boundary treatment hard and soft landscaping, attenuation basin, lighting; the use of the existing bungalow as offices including loft conversion with dormers and rooflights; and demolition of stables and construction of two-storey building for office / training / vehicle maintenance premises (Use Class Sui Generis).	Agreed Extension 24.11.2025	Lauren Edwards
25/0484/OUT	Land At North Of Chalfont Road Chalfont Road Maple Cross Hertfordshire	Outline application: Erection of up to 75 new dwellings, parking and landscaping with associated access onto Chalfont Road (Appearance, Layout, Landscaping and Scale as reserved matters).	Agreed Extension 27.03.2026	Scott Volker
25/0766/FUL	Land At Berrybushes Farm Langleybury Lane Kings Langley WD4 8RL	Temporary planning permission for use of land for film making for 18 months, including construction of temporary set pieces; storage, stationing of support services and parking.	Agreed Extension 21.11.2025	Scott Volker
25/0488/RSP	Scotsbridge House Scots Hill Croxley Green Rickmansworth Hertfordshire WD3 3BB	Part Retrospective: Demolition of offices and erection of new development of 59 flats with associated parking and external landscaping.	Agreed Extension TBC	David Heighton
25/0896/FUL	Land At Woodside Road Woodside Road Abbots Langley Hertfordshire	Construction of 192no. dwellings (Use Class C3), public open space, landscaping, new vehicular access and pedestrian accesses and associated infrastructure.	Agreed Extension TBC	Claire Wilson
25/1020/OUT	Land East Of Oxhey Lane Oxhey Lane Carpenders Park Hertfordshire	Outline planning application for up to 256 homes (C3 use class) (including affordable and self/custom build housing), housing with care (C2 use class), a children's home (for looked after children) (C2 use class) together with associated access (including off-site highway works), parking, open space and landscaping (appearance, layout, landscaping and scale as reserved matters).	Agreed Extension 31.12.2025	Matthew Roberts
25/1055/FUL	Land To The Rear Of Woodlands Cottage Oxhey Lane Carpenders Park WatfordHertfordshire WD19 5RF	Demolition of existing structures and construction of 96 residential dwellings (Use Class C3), flexible community floorspace (Use Class F), with the provision of an access, vehicle and cycle parking, landscaping, sustainable urban drainage systems and other associated works.	Agreed Extension 28.11.2025	Suzanne O'Brien



Reference	Address	Proposal	Target Decision Date	Officer
25/1308/FUL	Warner Bros. Studios Leavesden Warner Drive Watford Hertfordshire WD25 7LP	Variation of Conditions 11 (A41 Toucan to the Hempstead Road underpass) and 13 (M25 Junction 21a Improvements) of planning permission 23/1897/FUL.	03.11.2025	Claire Westwood
25/1503/RSP	Warner Bros. Studios Leavesden Warner Drive Watford Hertfordshire WD25 7LP	Retrospective: Erection of a pop-up stage for filming purposes for a temporary period of 10 years.	15.12.2025	Claire Westwood
25/1671/FUL	Beesons Yard Bury Lane Rickmansworth Hertfordshire	Variation of Condition 2 (Plans) and 25 (Obscure Windows) pursuant to planning permission 22/1148/FUL to allow alterations to fenestration and terrace balconies.	29.12.2025	Matthew Roberts
25/1170/FUL	Margaret House Residential Home Parsonage Close Abbots Langley Hertfordshire WD5 0BQ	Variation of Condition 2 (Plans) pursuant to planning permission 23/1352/FUL to alter footpath alignment.	12.12.2025	Tom Norris
25/1182/RSP	Land To South Of Foxgrove Path/Heysham Drive South Oxhey Watford WD19 6YL	Part Retrospective: Variation of Condition 13 (Surface Water Drainage Scheme to be submitted) and Condition 20 (Compliance with Surface Water Drainage Scheme Mitigation) pursuant to outline planning permission 23/0701/OUT to allow alterations to pond depth.	25.12.2025	Adam Ralton



CORPORATE PERFORMANCE REPORT Q1 2025 – 2026

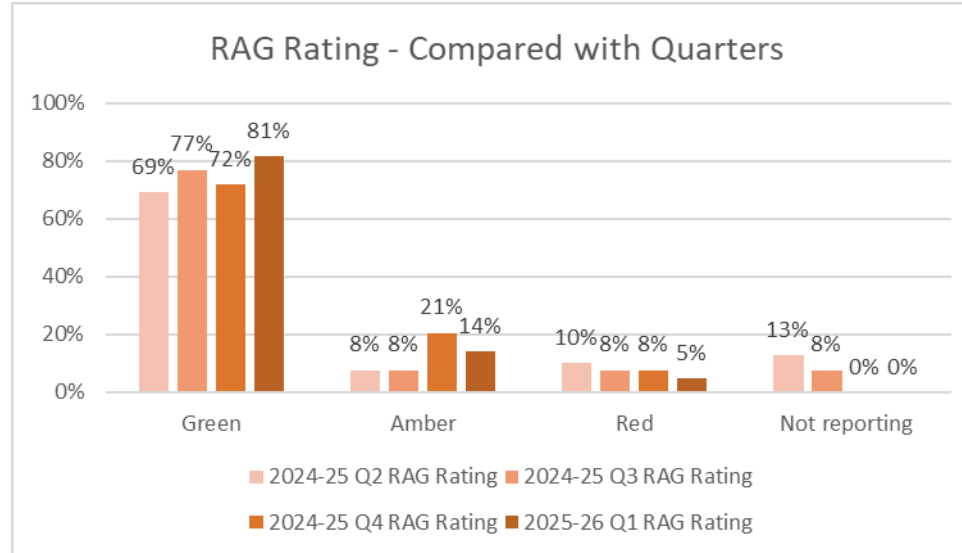


OVERVIEW

- Each KPI is aligned to one of our Corporate Framework Objectives.
- The report presents performance across each of our four Corporate Framework Objectives and identifies the key KPIs shaping these outcomes.
 - Green = meeting or exceeding target.
 - Amber = under target but within agreed tolerance.
 - Red = desired result was outside of agreed tolerance.
- There is a graph for all of the quarterly reporting KPIs for 2025/26 showing where available the most recent 8 quarters of data and performance against target enabling continuous assessment over time.
- There are 8 new quarterly KPIs therefore, there's no quarter-on-quarter comparison available for these however, each graph will display performance relative to its target.
- The 'next steps' slides summarise the targeted actions needed to bring amber and red KPIs up to their performance thresholds.



QUARTERLY PERFORMANCE SUMMARY



- There are 43 KPIs reporting for Q1 2025-26.
 - 8 KPIs were removed from 2024/25 and 12 new KPIs were introduced for 2025/26 – 8 quarterly and 4 annual.
- The majority of KPIs are performing to or exceeding target for this quarter with this quarter being the best for green in the last 4 quarters with a 9% increase for green quarter on quarter, Reds have reduced by 7% and amber by 3%.

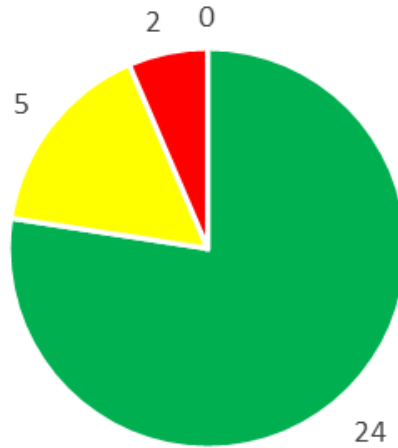


QUARTER ONE 2025/26
PERFORMANCE BY
CORPORATE FRAMEWORK
OBJECTIVE



RESPONSIVE, RESPONSIBLE, LOCAL LEADERSHIP

- The majority of KPIs (24) are meeting or exceeding target.
- Customer Experience - All KPIs green, with targets consistently exceeded (4 of which come under this objective).



■ Green ■ Amber ■ Red ■ Not reporting

Finance – continue to be 100% green (2 of which fall under this objective), including commercial income received and balances above the risk level.

2 of Waste and Environmental Protection's are exceeding target under this objective - Collections made on the correct day and number of fly tips collected.

Housing and Residential Services - All KPIs exceeding target and are under this objective - covering homelessness prevention and temporary accommodation. Promote access to private sector lettings.. Went from amber in quarter 4 to green in quarter 1.

Regulatory Services – Continually surpassing targets on planning decisions for major, minor and other applications.

- Human Resources - Short term sickness has stayed green from previous quarter in a positive trend.
- Revenues and Benefits – 3 green KPIs for time taken to process changes in housing benefit entitlement, percentage of Housing Benefit Overpayment and Council Tax collected. The latter two going from amber to green from last quarter.



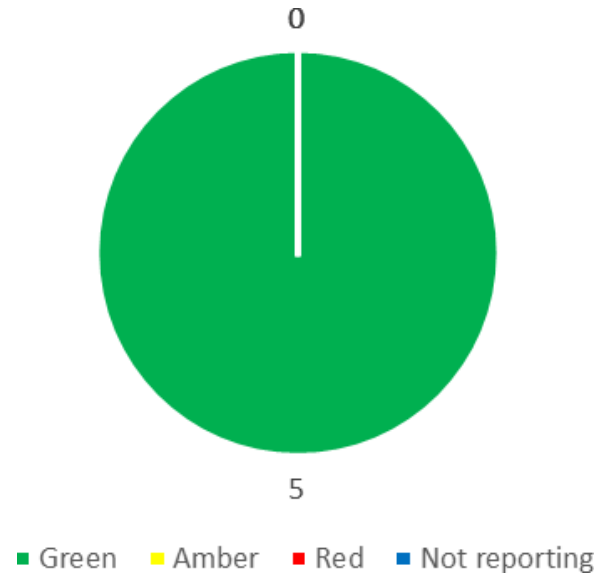
RESPONSIVE, RESPONSIBLE, LOCAL LEADERSHIP CONT...

- Amber KPIs:
 - Revenues & Benefits (2 KPIs – Accuracy of work processed (target missed due to Generic Training and more errors anticipated during this period) and time taken to process new housing benefit claims (backlog resulted in target not being met) – both remaining amber from quarter 4)
 - Strategy & Partnerships (1 KPI – FOI and EIR response time due to late response from Benefits – went from green last quarter to amber)
 - Regulatory Services (1 KPI – Food hygiene – remains amber - whilst the KPI has dropped, for those businesses that have been inspected, the broadly compliant percentage remains high (around 98%), and the total number of broadly complaint premises remains similar (642 vs. 641))
 - Leisure and Natural Infrastructure (1 KPI – Conservation Area Notice Tree Works Applications – 2 applications were slightly over the 6 week period due to other priorities)
- Red KPIs (2 total):
 - HR: RTW interview compliance (The main reason given for not carrying out the return to work interviews within the target was 'Manager on Annual Leave (25.93%) followed by 'Employee on Annual Leave' and 'Other Priorities (both at 24,07%)
 - Regulatory: One red KPI, percentage of planning application appeals allowed by PINS (7 appeals were allowed out of 15 decisions received during the quarter)



SUSTAINABLE COMMUNITIES

- All KPIs are on or above target.



- Strategy and Partnerships have achieved 3 of theses – the number of customers supported by the Healthy Hub, enforcement actions (remaining green from the previous quarter) and a new KPI for 2025/26 relating to partnership initiatives all surpassed target.
- Planning Policy and Conservation have 1 green KPI (new for 2025/26) – Respond to planning policy requests from Development Management within 21 days. Which the team worked hard to achieve whilst balancing Local Plan tasks.
- Leisure & Natural Infrastructure – New KPI for 2025/26 - Percentage of vulnerable participants who take part in leisure activities – smashed target (11%) by 24% achieving a result of 35%.



A GREAT PLACE TO DO BUSINESS

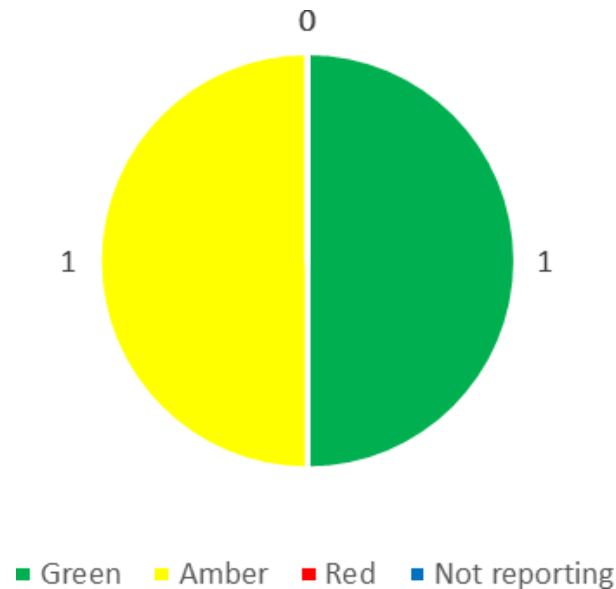


■ Green ■ Amber ■ Red ■ Not reporting

- This objective achieved 5 green KPIs.
- Finance – Achieved 99% - greater than the 98.5% target for accounts paid.
- Property Services & Major Projects – Occupancy rates for both commercial and garage estates above target. KPI results continue to be green rolling on from quarter 4.
- Regulatory (Land & Property) – All land charges searches issued within the 10-day target – consistently reaching 100% result from quarter 2 in 2023/24, across 2024/25 and into quarter 1 2025/26.
- Revenues & Benefits – Business Rates collection has continued on a positive trajectory from quarter 2 2024/25 and is currently green for quarter 1 in 2025/26.



NET CARBON ZERO AND CLIMATE RESILIENT



- 1 green KPI, 1 amber reported.
- Both KPIs fall under Waste & Environmental Protection – Target continues to be achieved for recycling. Remaining green from the past quarter.
- Percentage of household waste diverted from landfill/energy from waste remained amber from last quarter, result achieved was 63.1% slightly below the target of 65%. Target was amended from 63% to 65% for 2025/26. Lack of rainfall in quarter 1 causing a reduction of the growing season, impacting collection of this waste stream.



NEXT STEPS

- Regulatory Services – Environmental Health Commercial are working hard to reduce the number of unrated newly registered food businesses and apply a desk top risk rating to all of them, meaning that they inspect them according to the risk they present.
- Planning Officers continue to monitor appeal performance.
- Human Resources – to improve RTW compliance, senior management and Heads of Service receive email notifications and can monitor managers as necessary. In addition, all CMT members receive a weekly confirmation of RTW interviews that are due, have been completed within the target or overdue.
- Waste and Environmental Protection – Household waste diverted from landfill/energy from waste - Q1 is an estimation, the figure is made up of recycling, food and garden waste. In Q1 the lack of rainfall led to a significant reduction in the growing season and subsequent need for collection of this waste stream.
- Leisure and Natural Infrastructure – Conservation Tree Works Applications – Delays were due to other priorities, but Officers will be running a weekly report to monitor progress against the 6-week timescale to improve processing rates.



NEXT STEPS

- Strategy and Partnerships – FOI and EIR responses continue to be monitored through the joint departmental process with CSC to track responses and timeframes.
- Revenues and Benefits – Accuracy of work processed - Generic Training is now in phase 2 for all officers. Improvements to be expected and progress monitored as the Generic Working Project continues.
- Average time taken to process new housing benefit claims – there was backlog, this has now been cleared and future results expected to be at target level.



APPENDIX

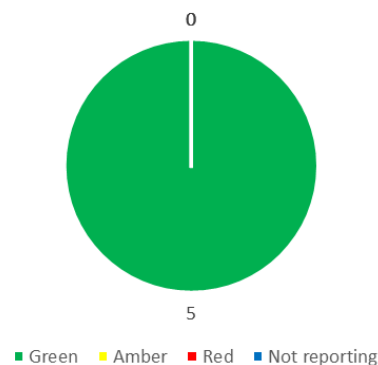


QUARTER ONE 2025/26 PERFORMANCE BY SERVICE AREA

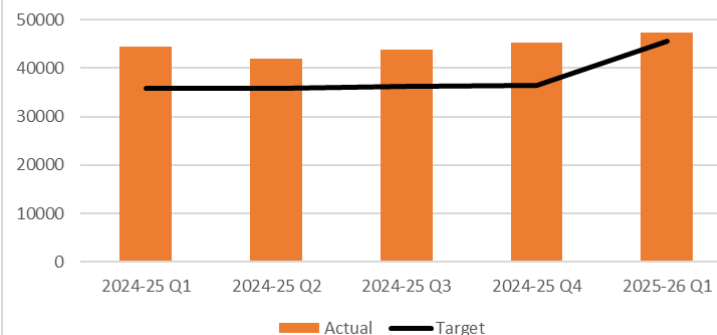


CUSTOMER EXPERIENCE

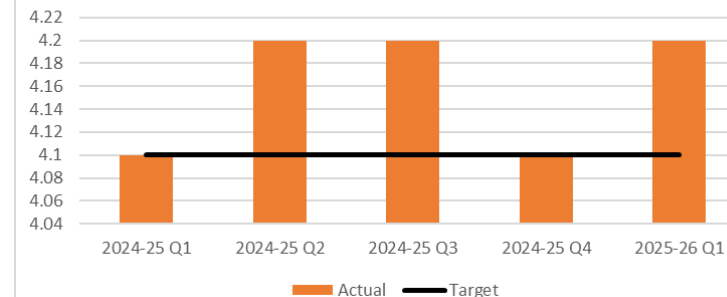
Customer Experience



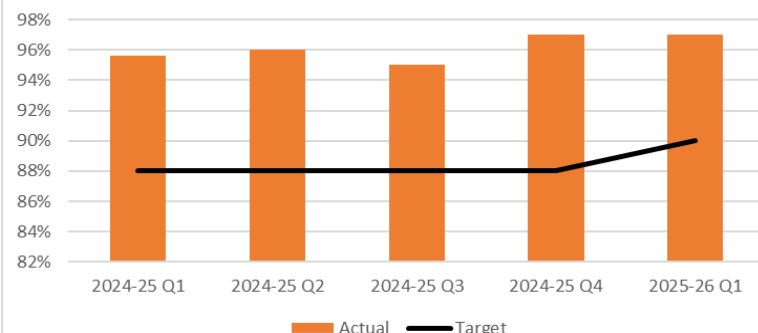
Number of subscribers to GovDelivery service (email notifications) (Desired result - High)



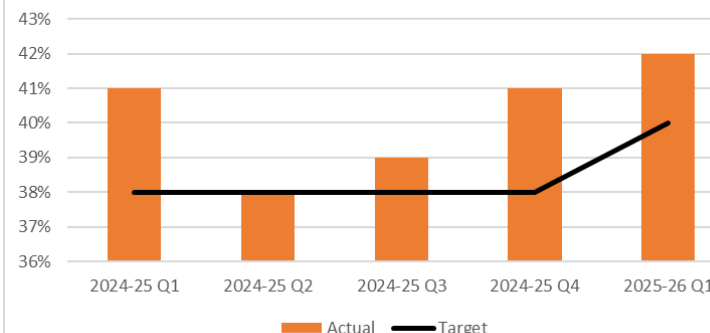
Average customer satisfaction score for online services (score 1 - 5) 1= very unsatisfied, 5 = very satisfied (Desired result - High)



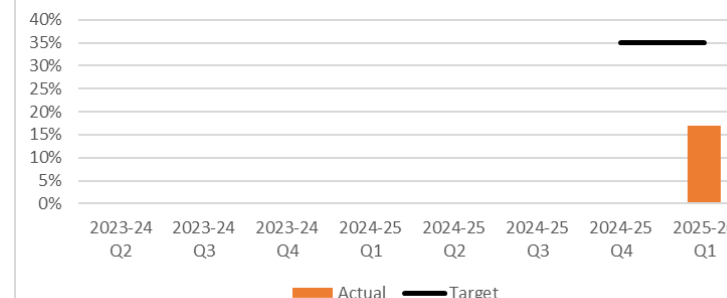
Percentage of calls with first point resolution (Desired result - High)



Percentage of customer enquires submitted via the portal My.ThreeRivers (Desired result - High)



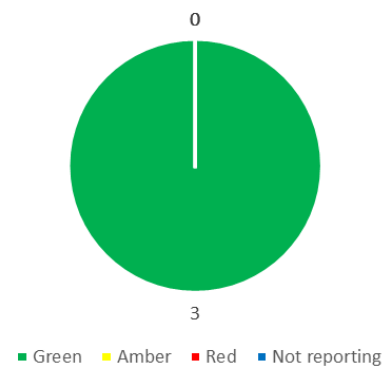
Percentage of complaints received fully upheld at stage one, stage two and ombudsman (LGSCO) (Desired result - Low)



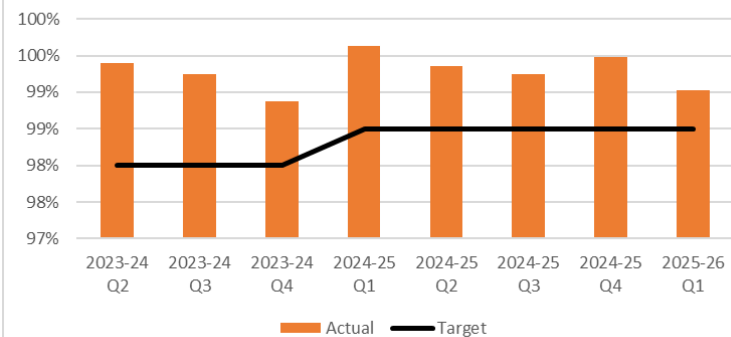


FINANCE

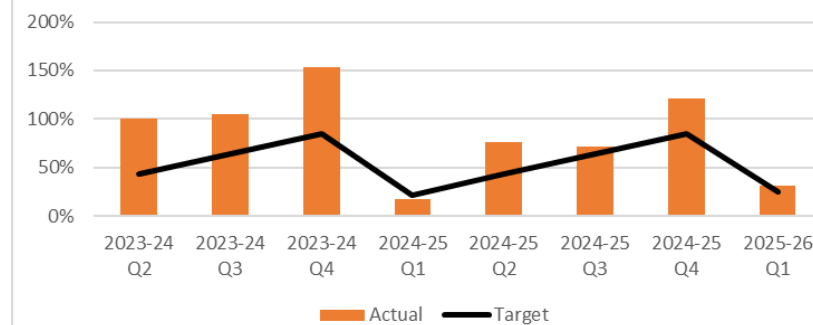
Finance



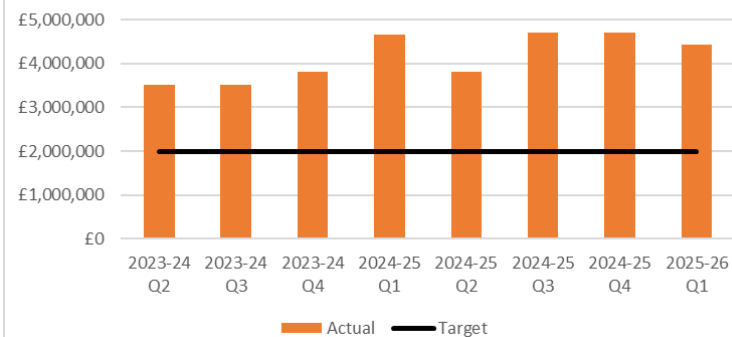
Accounts paid within 30 days (Desired result - High)



% of budgeted commercial income received (Desired result - High)



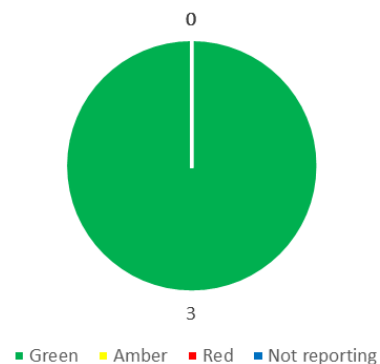
General Balances are above the risk assessed level (Desired result - High)



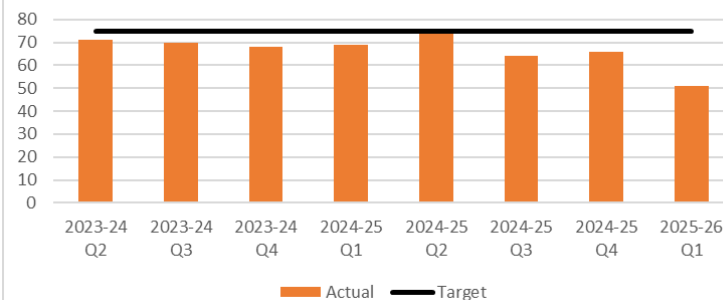


HOUSING AND RESIDENTIAL SERVICES

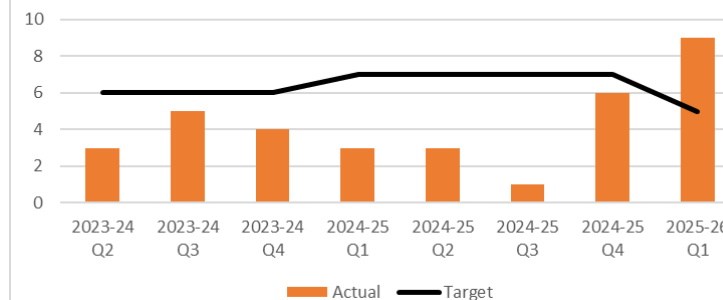
Housing and Residential Services



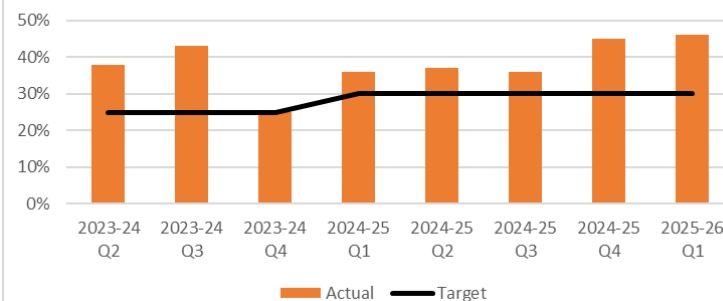
Maximum number of households living in temporary accommodation on the last day of the quarter (snapshot) (Desired result - Low)



Promote access to private sector lettings in order to prevent and relieve homelessness (Desired result - High)

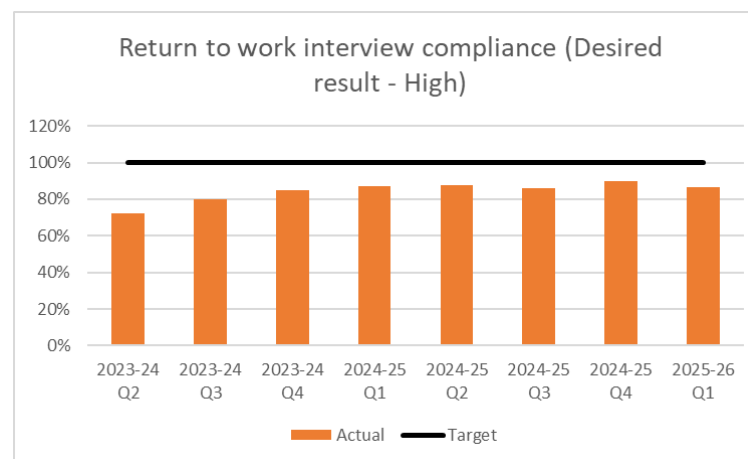
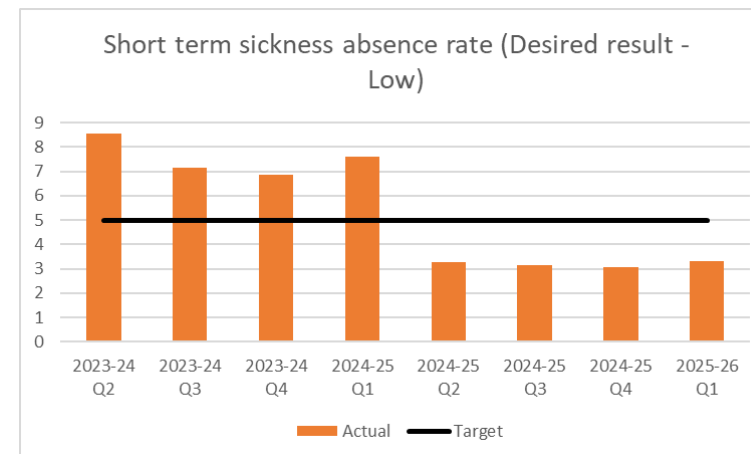
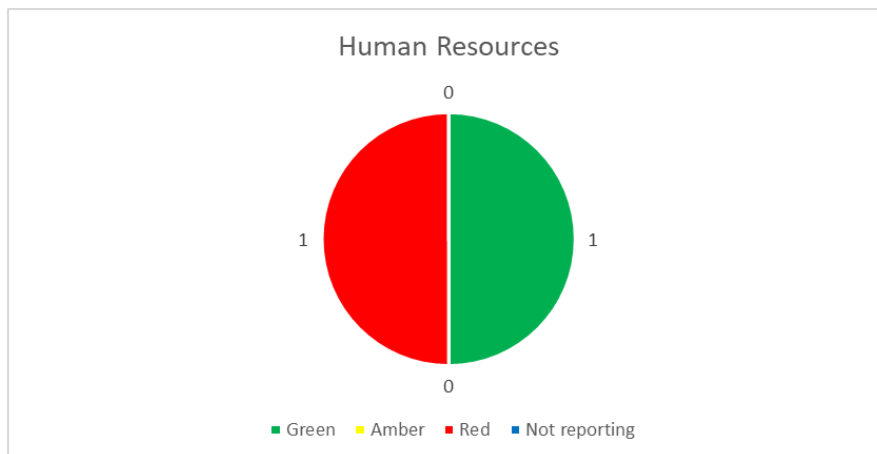


Percentage of households prevented or relieved from homelessness (excluding withdrawn applications) (Desired result - High)



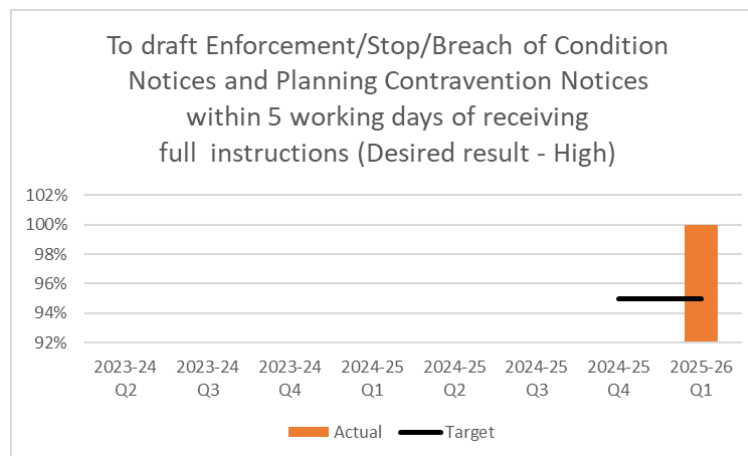
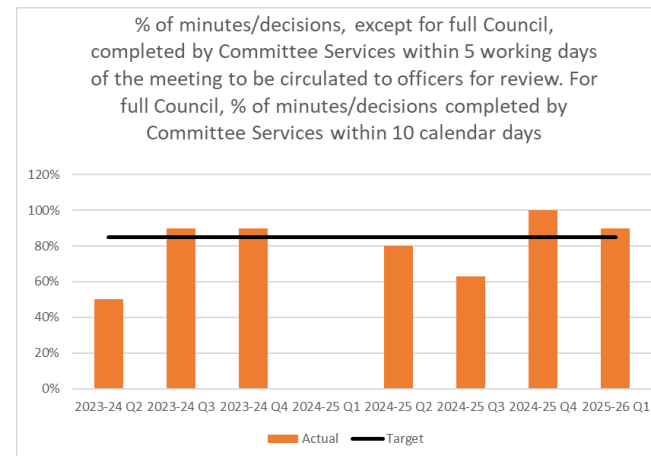
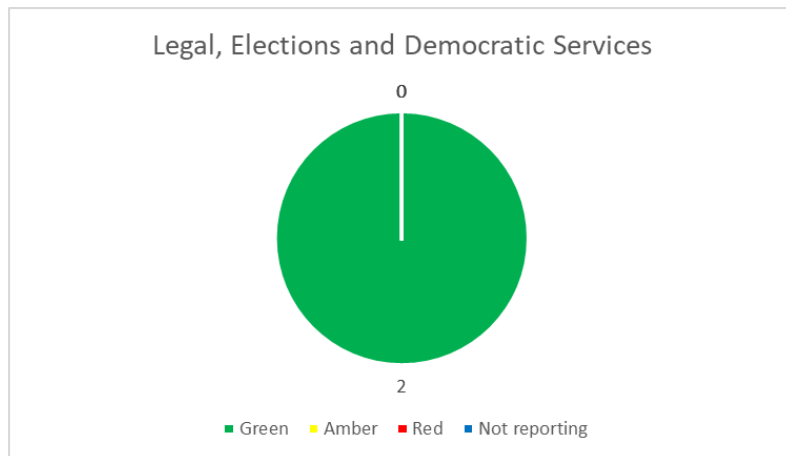


HUMAN RESOURCES





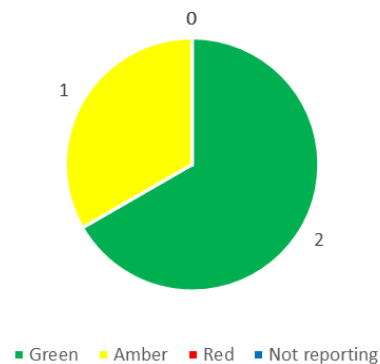
LEGAL, ELECTIONS AND DEMOCRATIC SERVICES



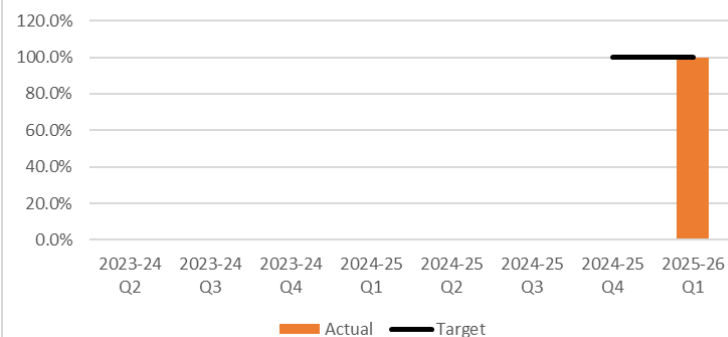


LEISURE AND NATURAL INFRASTRUCTURE

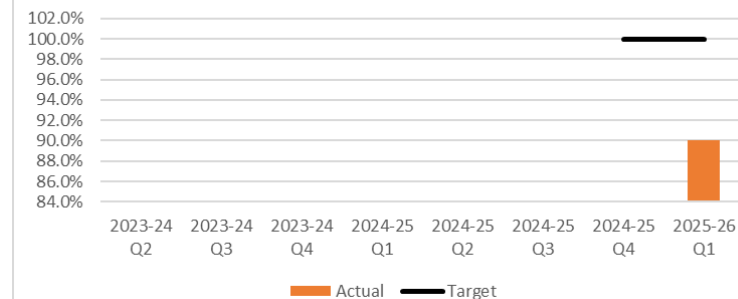
Leisure and Natural Infrastructure



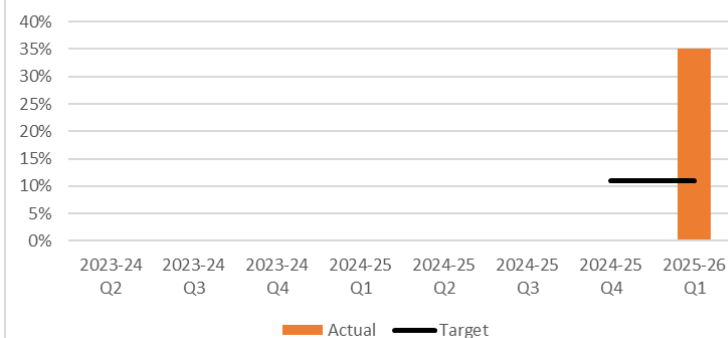
Tree Preservation Order Applications processed within 8 weeks (Desired result - High)



Conservation Area Notice Tree Works Applications processed within 6 weeks (Desired result - High)

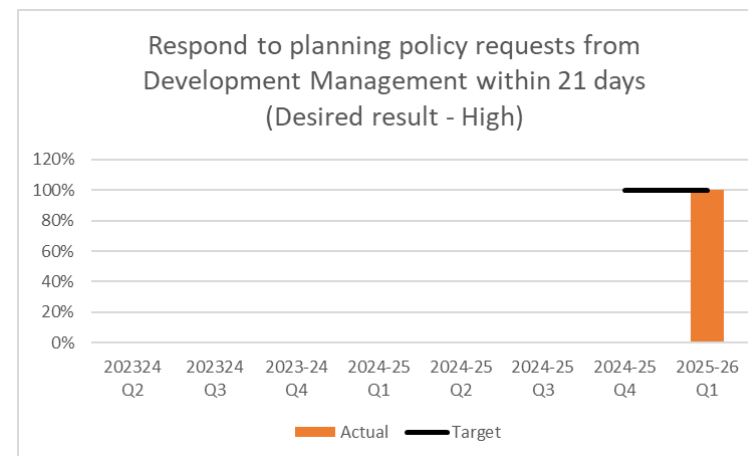
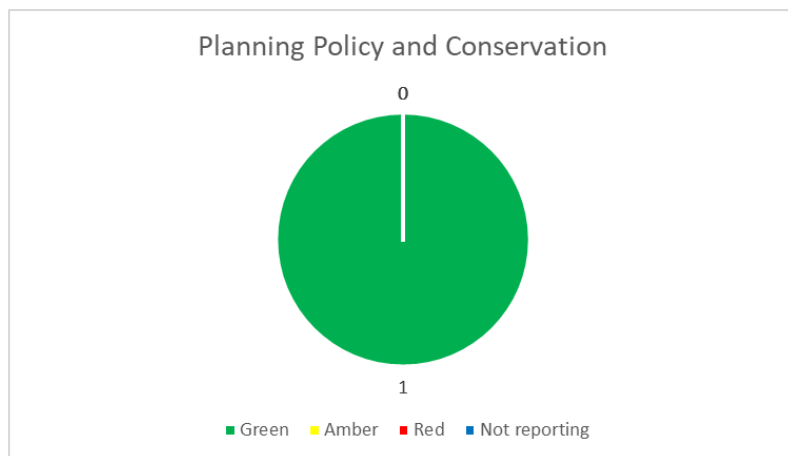


Percentage of vulnerable participants who take part in leisure activities (Desired result - High)



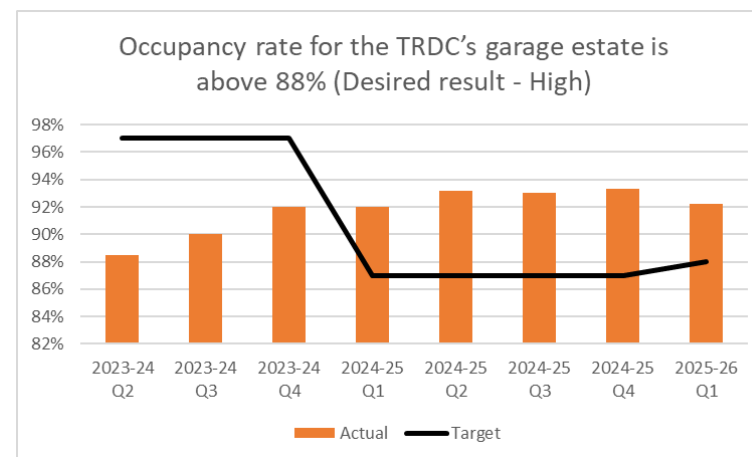
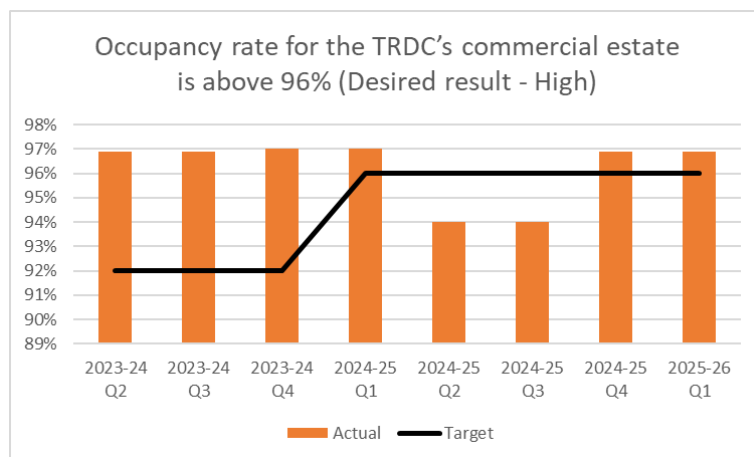
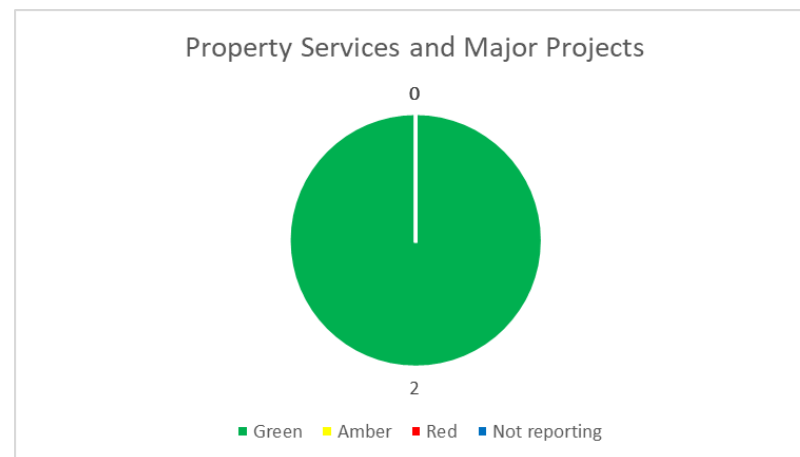


PLANNING POLICY AND CONSERVATION





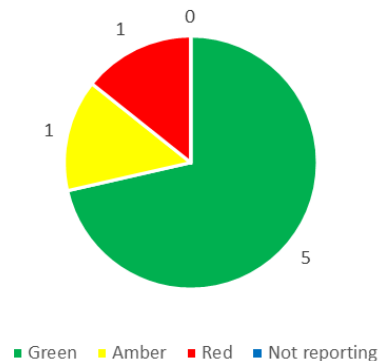
PROPERTY SERVICES AND MAJOR PROJECTS



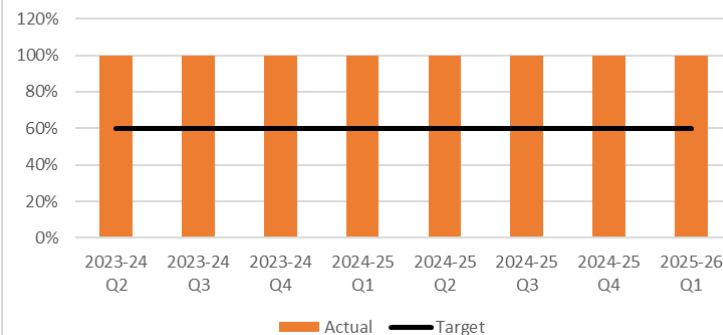


REGULATORY SERVICES

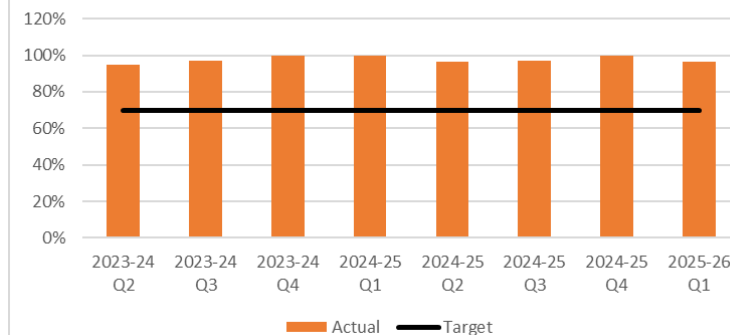
Regulatory Services



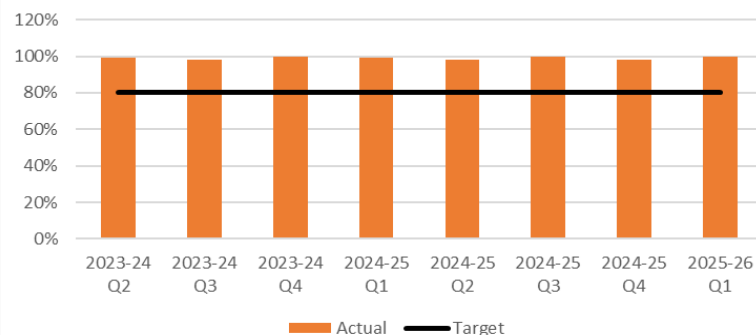
Issue decisions for major applications within 13 week period (Desired result - High)



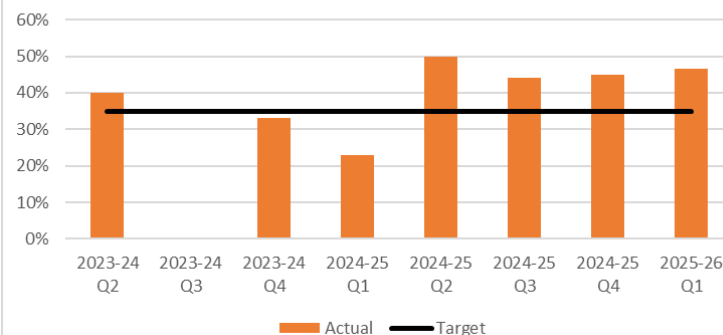
Issue decisions for minor planning applications within 8 week issue period (Desired result - High)



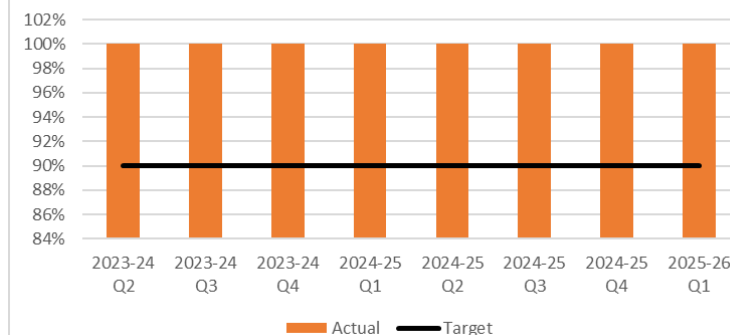
Issue decisions for other planning applications within 8 week period (Desired result - High)



Percentage of planning application appeals allowed (by PINS) (Desired result - Low)

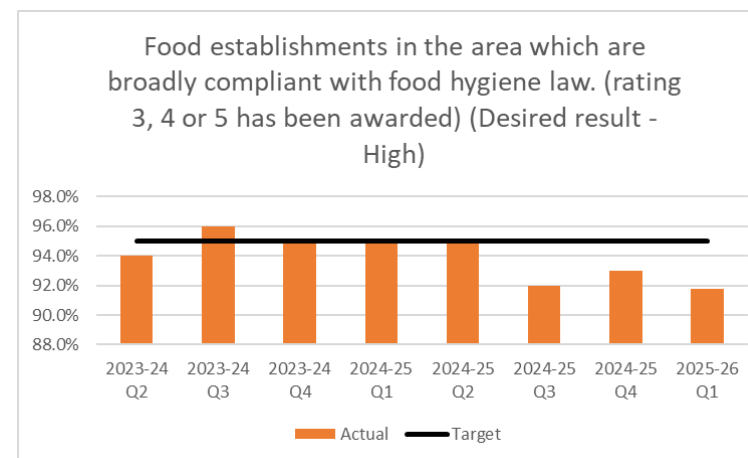
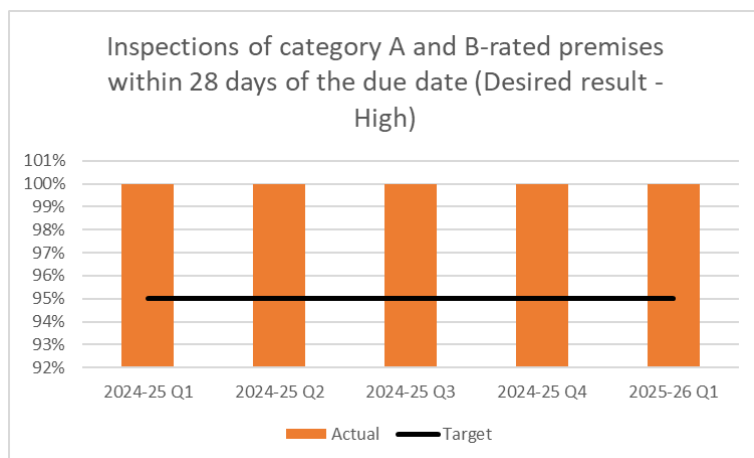


Complete all Local Land Charges Searches within 10 days (Desired result - High)





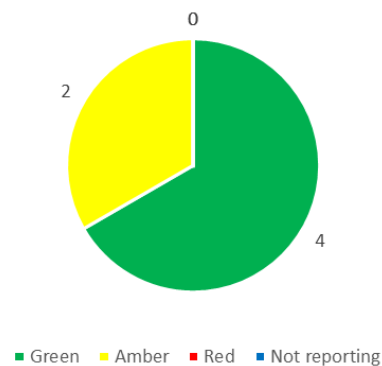
REGULATORY SERVICES



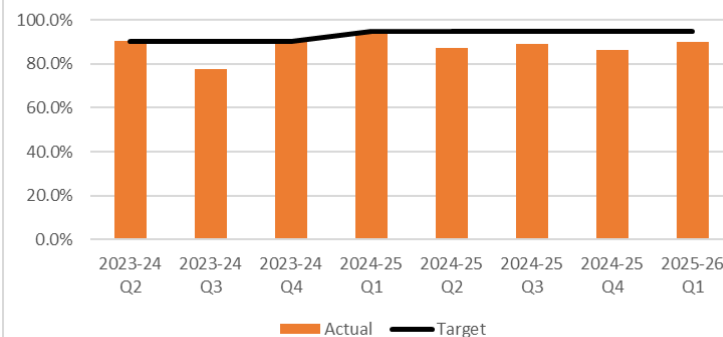


REVENUES AND BENEFITS

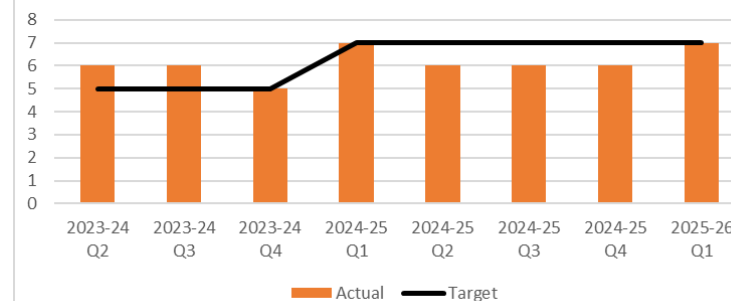
Revenues and Benefits



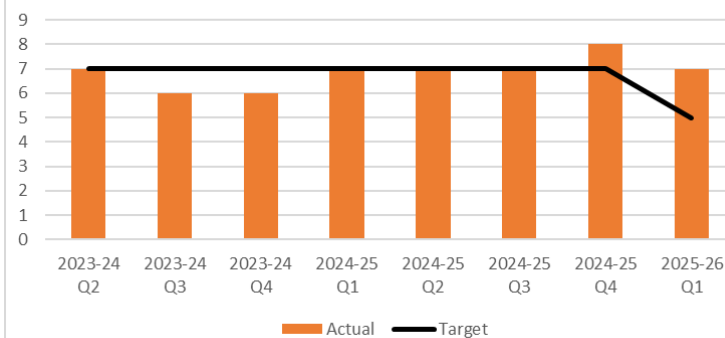
Accuracy of work processed (Desired result - High)



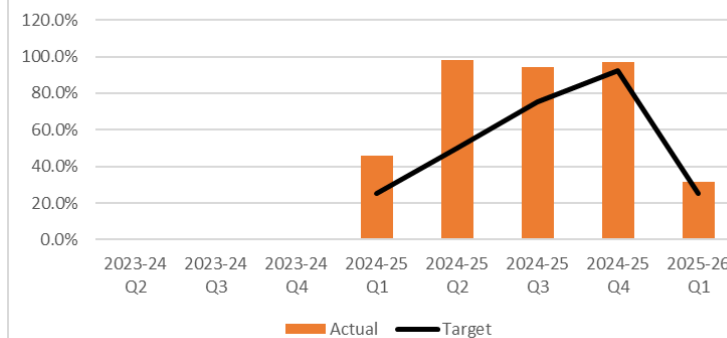
Average time taken to process changes in housing benefit entitlement (Desired result - Low)



Average time taken to process new housing benefit claims (Desired result - Low)

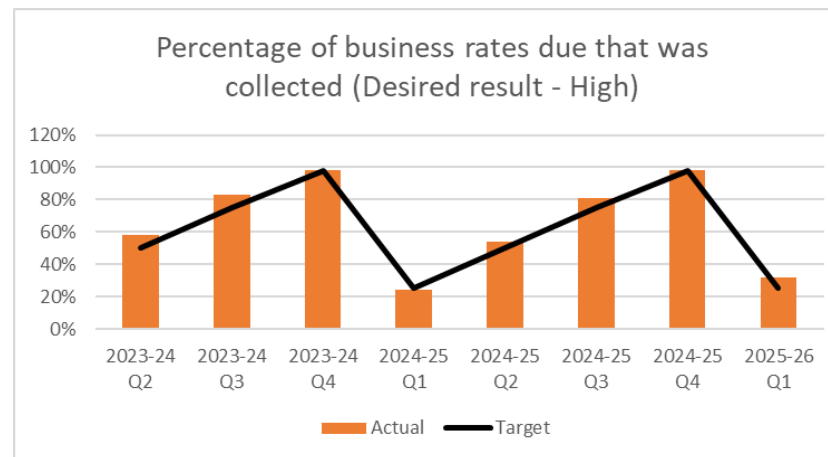
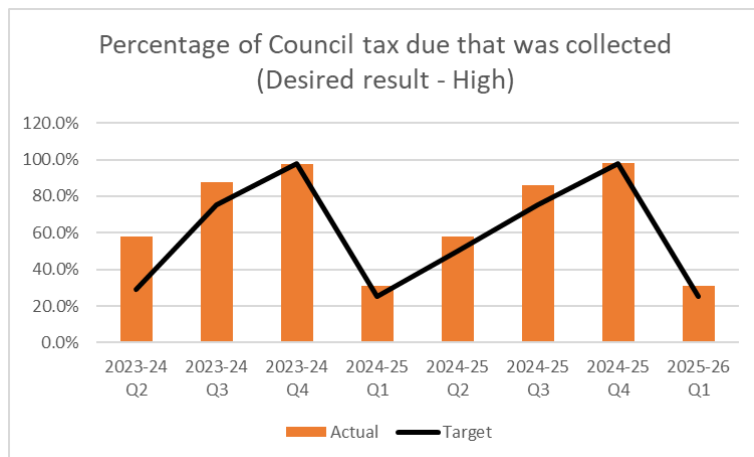


Housing Benefit Overpayment Collection Rate in current year (Desired result - High)





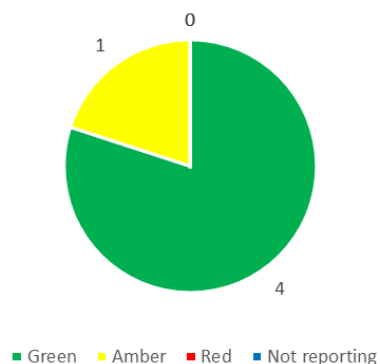
REVENUES AND BENEFITS



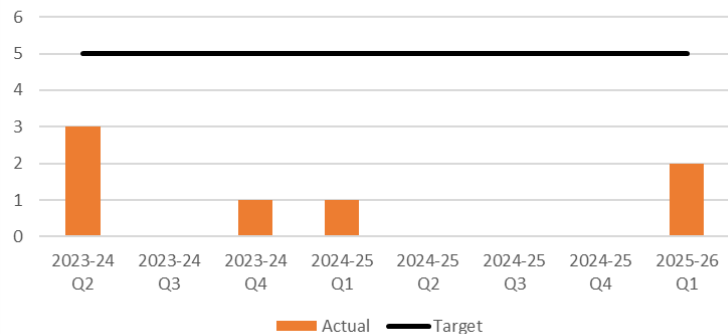


STRATEGY AND PARTNERSHIPS

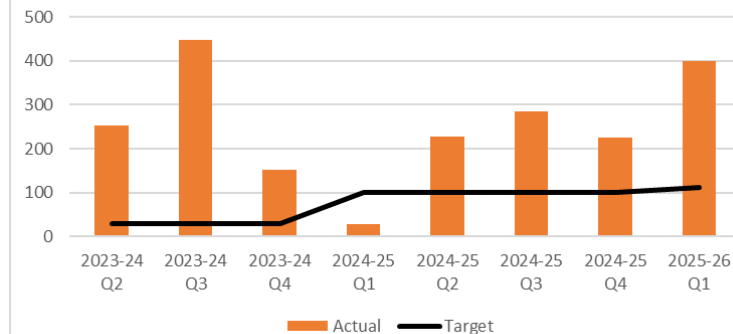
Strategy and Partnerships



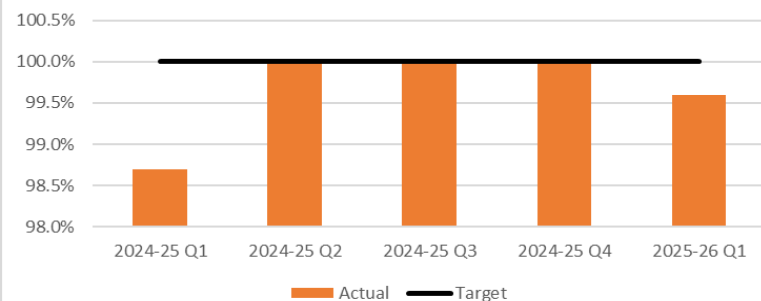
Number of Legislative Enforcement Actions taken for ASB (Desired result - Low)



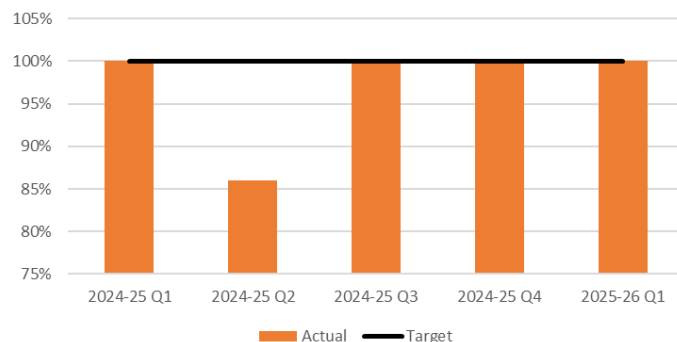
Number of customers supported by the Healthy Hub (Desired result - High)



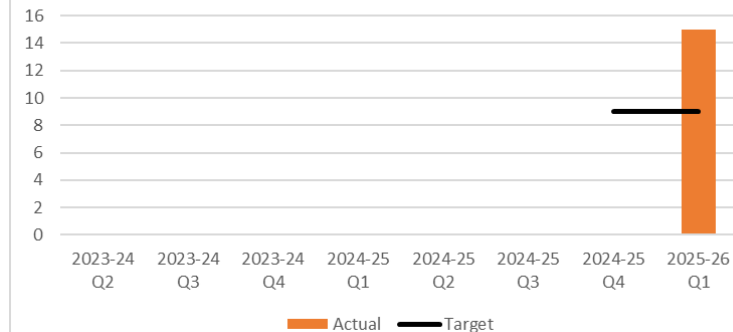
Percentage of FOI and EIR requests responded to within timeframe (20 working days) (Desired result - High)



Percentage of SAR requests responded to within timeframe (30 days) (Desired result - High)

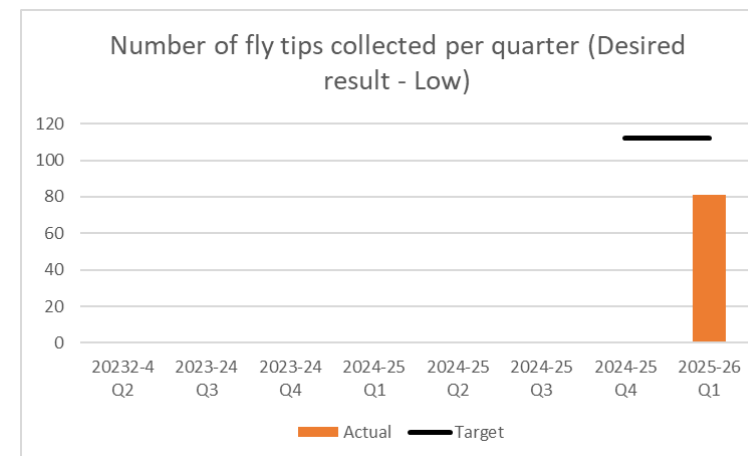
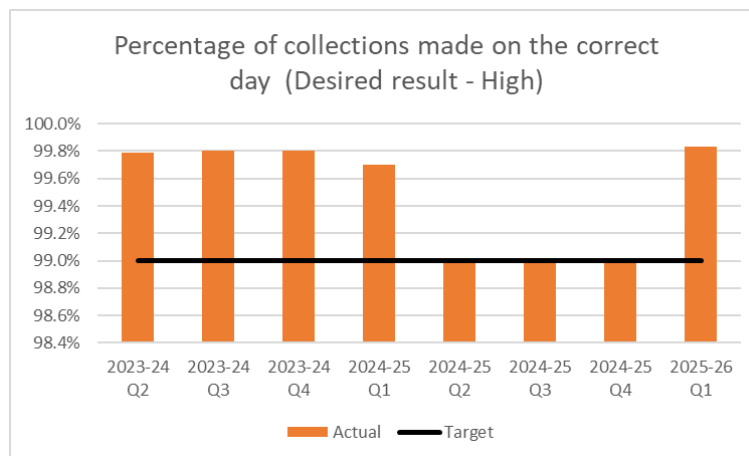
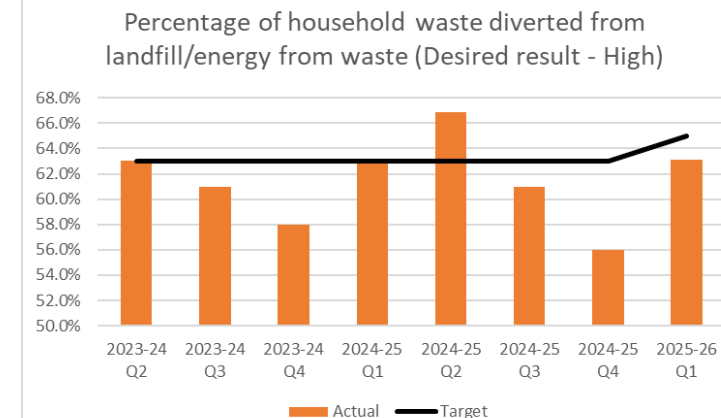
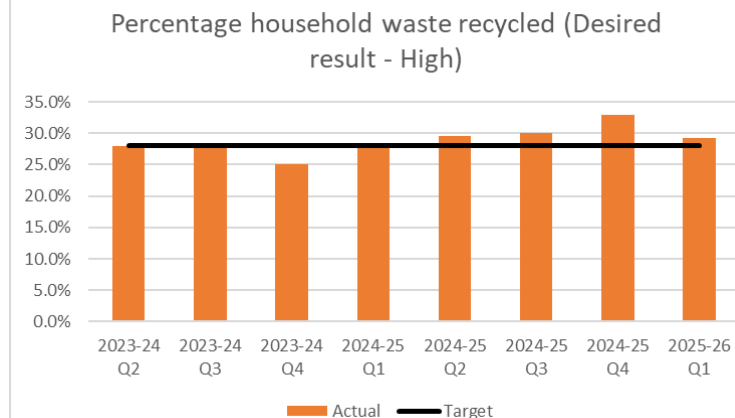
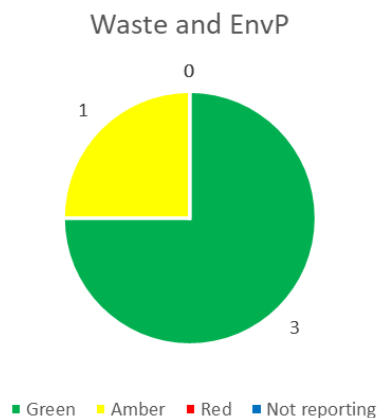


Number of partnership initiatives held (Desired result - High)





WASTE AND ENVIRONMENTAL PROTECTION





KPI COMMENTARY TABLE



Ref	Department	Corporate Framework Theme	Indicator	Q1 Result	Q1 Rag Rating	Commentary on performance	Action being take (if red or amber)
RB06	Revenues and Benefits	RRLL	Accuracy of work processed	90%	Amber	We are currently embarking on 'Generic Training' of all of our officers so more errors are anticipated during this period.	Generic Training is now in phase 2 for all officers. Improvements to be expected and progress monitored as the Generic Working Project continues
CX01	Customer Experience	RRLL	Number of subscribers to GovDelivery service (email notifications)	47,258	Green	Continue to promote the service online and also CSC assist by asking people to sign up	
HN01	Housing and Residential Services	RRLL	Maximum number of households living in temporary accommodation on the last day of the quarter (snapshot)	51	Green		
HR01	Human Resources	RRLL	Short term sickness absence rate	3.32	Green	The 12 month rolling period shows that the short-term absence rate (less than 20 days) is 3.32 days lost per employee	
RB04	Revenues and Benefits	RRLL	Average time taken to process changes in housing benefit entitlement	7	Green		
RB05	Revenues and Benefits	RRLL	Average time taken to process new housing benefit claims	7	Amber	Backlog resulted in target not being met.	Backlog has been cleared and future results expected to be at target level.
CX02	Customer Experience	RRLL	Average customer satisfaction score for online services (score 1 - 5) 1= very unsatisfied, 5 = very satisfied	4.2	Green	Average score of 4.2 from 1324 scores. People still use this to also rate the service not the form ie a number of low scores down to fact had to report a missed bin	
HN06	Housing and Residential Services	RRLL	Promote access to private sector lettings in order to prevent and relieve homelessness	9	Green		
CX04	Customer Experience	RRLL	Percentage of calls with first point resolution	97%	Green	We will continue to identify any areas where we can deal with calls at first point resolution to improve the customer experience through regular liaison meetings and reviewing of processes	
HR02	Human Resources	RRLL	Return to work interview compliance	87%	Red	The 12-month rolling period shows that the compliance rate for return to work interviews carried out within the target of 7 days decreased slightly, and 100% compliance was not achieved in any month during the quarter. The main reason given for not carrying out the return to work interviews within the target was 'Manager on Annual Leave (25.93%) followed by 'Employee on Annual Leave' and 'Other Priorities (both at 24.07%)'.	To monitor completion of rtw interviews, all senior management/Heads of Service have been set up to be included in the email chain for notifications so they receive all the email notifications and can monitor managers as necessary. In addition, all CMT members receive a weekly confirmation of rtw interviews that are due, have been completed within the target or overdue.



Ref	Department	Corporate Framework Theme	Indicator	Q1 Result	Q1 Rag Rating	Commentary on performance	Action being take (if red or amber)
RB07	Revenues and Benefits	RRLL	Housing Benefit Overpayment Collection Rate in current year	31.4%	Green	The Q1 target is incorrect , that is the target figure for the whole year hence why it is showing as red.Please populate the correct target for Q1	
CX03	Customer Experience	RRLL	Percentage of customer enquiries submitted via the portal My.ThreeRivers	42%	Green	Using service and self data from granicus. Graden waste open at this time helped to keep % high	
HN11	Housing and Residential Services	RRLL	Percentage of households prevented or relieved from homelessness (excluding withdrawn applications)	46%	Green		
RB01	Revenues and Benefits	RRLL	Percentage of Council tax due that was collected	31%	Green	The Q1 target is incorrect , that is the target figure for the whole year hence why it is showing as red.Please populate the correct target for Q1	
RB02	Revenues and Benefits	GPB	Percentage of business rates due that was collected	32%	Green	The Q1 target is incorrect , that is the target figure for the whole year hence why it is showing as red.Please populate the correct target for Q1	
SP02	Strategy and Partnerships	SC	Number of Legislative Enforcement Actions taken for ASB	2	Green	Two Community Protection Warnings. The ASB Team continue to manage ASB issues by early intervention.	
SP03	Strategy and Partnerships	SC	Number of customers supported by the Healthy Hub	400	Green	Hub also supported on 424 enquiries and provided 390 sign posts/ onward referrals in Q1.	
LNI01	Leisure and Natural Infrastructure	RRLL	Tree Preservation Order Applications processed within 8 weeks	100%	Green		
FN09	Finance	GPB	Accounts paid within 30 days	99%	Green	All creditor payments are paid promptly once they are received within Finance. System reporting identifies the time taken from receipt of an invoice to approval for payment.	
FN15	Finance	RRLL	% of budgeted commercial income received	31%	Green	Target – Monetary target is £1.482m. £458,794 has been received at 30/06/25 which represents 31% of the annual budget	
FN16	Finance	RRLL	General Balances are above the risk assessed level	£ 4,431,000	Green	Qtr 1: General Balances are forecast to be £4.431m at the end of 2025/26, £2.431m above the minimum risk assessed level of £2.000m	
CM01	Legal, Elections and Democratic Service	RRLL	% of minutes/decisions, except for full Council, completed by Committee Services within 5 working days of the meeting to be circulated to officers for review. For full Council, % of minutes/decisions completed by Committee Services within 10 calendar days of the meeting to be circulated to officers and Group Leaders for review.	90%	Green		



Ref	Department	Corporate Framework Theme	Indicator	Q1 Result	Q1 Rag Rating	Commentary on performance	Action being take (if red or amber)
LG01	Legal, Elections and Democratic Service	RRLL	To draft Enforcement/Stop/Breach of Condition Notices and Planning Contravention Notices within 5 working days of receiving full instructions	100%	Green	We issued 2 x Enforcement Notices in that period April- June 2025 both within 5 working days of receiving full written instructions	
PS02	Property Services and Major Projects	GPB	Occupancy rate for the TRDC's commercial estate is above 96%	97%	Green		
PS03	Property Services and Major Projects	GPB	Occupancy rate for the TRDC's garage estate is above 88%	92%	Green		
DM01	Regulatory Services	RRLL	Issue decisions for major applications within 13 week period	100%	Green		
DM02	Regulatory Services	RRLL	Issue decisions for minor planning applications within 8 week issue period	97%	Green		
DM03	Regulatory Services	RRLL	Issue decisions for other planning applications within 8 week period	99%	Green		
DM08	Regulatory Services	RRLL	Percentage of planning application appeals allowed (by PINS)	47%	Red	7 appeals were allowed out of 15 decisions received during the quarter. Four of the decisions were appeals against enforcement notices - where two were dismissed, one wholly allowed and one part-allowed and part dismissed.	Officers continue to monitor appeal performance.
SU01	Regulatory Services	GPB	Complete all Local Land Charges Searches within 10 days	100%	Green	Searches returned within 1 day = 3 Searches returned within 2 days =9 Searches returned within 3 days = 34	
EHC05	Regulatory Services	RRLL	Food establishments in the area which are broadly compliant with food hygiene law. (rating 3, 4 or 5 has been awarded)	91.8%	Amber	End of 25/26 Q1 Total number of compliant premises = 642 Total number of premises of premises = 702 Number of unrated premises = 48 KPI = total number of compliant premises / total number of premises = 642/702 = 91.76% If we excluded the unrated premises the figure would be 642/(702-48) = 98.17% You can see that whilst the KPI has dropped, for those businesses that have been inspected, the broadly compliant percentage remains high (around 98%), and the total number of broadly complaint premises remains similar (642 vs. 641).	We are working hard to reduce the number of unrated newly registered food businesses, and apply a desk top risk rating to all of them, meaning that we inspect them according to the risk they present.



Ref	Department	Corporate Framework Theme	Indicator	Q4 Rag Rating	Unit KPI Measured in	Desired result	Q1 Target	Tolerance	Q1 Result	Q1 Rag Rating	Commentary on performance	Action being take (if red or amber)
EP01	Waste and Environmental Protection	NZCR	Percentage household waste recycled	Green	%	High	28%	-5%	29.2%	Green	QTR1 is estimated - only once figures are confirmed by Defra, can a true reflection be relevant and commentary can be recorded. QTR4 figure now finalised - 33.12%	
EP10	Waste and Environmental Protection	NZCR	Percentage of household waste diverted from landfill/energy from waste	Amber	%	High	65%	-10%	63.1%	Amber	QTR1 is estimated - only once figures are confirmed by Defra, can a true reflection be relevant and commentary can be recorded. QTR4 figure now finalised - 57.3%	Q1 is an estimation, the figure is made up of recycling, food and garden waste. In Q1 the lack of rain/all led to a significant reduction in the growing season and subsequent need for collection of this waste stream.
EP11	Waste and Environmental Protection	RRLL	Percentage of collections made on the correct day	Green	%	High	99%	-5%	99.8%	Green		
EHC02	Regulatory Services	RRLL	Inspections of category A and B rated premises within 28 days of the due date	Green	%	High	95%	5%	100%	Green		
SP04	Strategy and Partnerships	RRLL	Percentage of FOI and EIR requests responded to within timeframe (20 working days)	Green	Days	High	100%	-2%	99.6%	Amber	1 response out of 242 was 2 days overdue - late response from Benefits.	Continue to monitor through the joint departmental process with CSC to track responses and timeframes.
SP05	Strategy and Partnerships	RRLL	Percentage of SAR requests responded to within timeframe (30 days)	Green	Days	High	100%	-2%	100%	Green	5 responses all within timescales	
CX06	Customer Experience	RRLL	Percentage of complaints received fully upheld at stage one, stage two and ombudsman (LGSCD)	N/A	%	Low	35%	(+) 10%	17%	Green	Departments to be encouraged to learn from previous complaints to reduce duplicate complaints being received	
LNI02	Leisure and Natural Infrastructure	RRLL	Conservation Area Notice Tree Works Applications processed within 6 weeks	N/A	%	High	100%	10%	90%	Amber	20 applications received: 18 were processed within the 6 weeks and 2 were slightly over the 6 week period due to other priorities resulting in administration not being completed to get the decisions out by the deadline.	Officers will be running a weekly report to monitor progress against the 6 week timescale.
LNI06	Leisure and Natural Infrastructure	SC	Percentage of vulnerable participants who take part in leisure activities	N/A	%	High	11%	20%	35%	Green		
PPC12	Planning Policy and Conservation	SC	Respond to planning policy requests from Development Management within 21 days	N/A	%	High	100%	0	100%	Green	The team has worked hard to achieve this whilst juggling local plan tasks	



Ref	Department	Corporate Framework Theme	Indicator	Q1 Result	Q1 Rag Rating	Commentary on performance	Action being take <i>(if red or amber)</i>
SP06	Strategy and Partnerships	SC	Number of partnership initiatives held	15	Green	Initiatives delivered in partnership with local organisations to address issues relating to community safety, health, volunteering, inequalities	
EP12	Waste and Environmental Protection	RRLL	Number of fly tips collected per quarter	81	Green		

Three Rivers District Council **Fast Followers Project**



To view the Fast Followers Project report please click the following link:

<https://cdn.threerivers.gov.uk/files/2025/10/07bd7880-b33d-11f0-abfc-a30b63fd0ac4-Summary%20of%20Fast%20Followers%20Report%20FINAL.pdf>

The report summarises the achievements, challenges, next steps, and lessons learned for each of TRDC's projects funded by Innovate UK's Fast Followers programme.

Purple Tuesday

Tuesday 4th November 12:30 – 1:30 pm

Rickmansworth High Street

Next Tuesday is Purple Tuesday, a global movement to bring awareness to the customer experience of people with disabilities. To mark the day, we're holding an event in Rickmansworth High Street with the organisation "Good Vibrations" who will be performing music for an hour over the lunch period.

Please join us and promote this event to our residents.



Come along!

Watch **Good Vibrations'** musical performance on **Rickmansworth High Street** (outside Iceland)

Wear purple to support **Purple Tuesday**

GOOD VIBRATIONS WATFORD

**TUESDAY
4 NOVEMBER
12.30PM - 1.30PM**

Join us on **Purple Tuesday** to raise awareness of the customer experience for disabled people through music

 | **Purple Tuesday**  |  **THREE RIVERS DISTRICT COUNCIL**



Three Rivers District Council

Starters and Leavers in September 2025



Leavers

Employee Name	Job Title
Jack Powell	Grounds Maintenance Operative
George McMaster	Refuse Loader
Judy Smith	Planning and Conservation Officer

Starters

Employee Name	Job Title
Callum Little	Refuse Loader
Marcus Day	Aquadrome Community Engagement Officer
Sophie Read	Aquadrome Project Support Officer
Janet Scott	Revenues & Benefits Officer
Shakirat Etti	Revenues & Benefits Officer
Susan Senior	Statistical Returns Officer



CSC Call Stats - September 2025

Phone Call Statistics – September 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
5,111	0 min 12 secs	1 min 21 secs	9 mins 39 secs	62.45%	81.88%	92.71%	100%	100%	100%	100%	100%	100%



Calendar of Meetings		November 2025	
Seniors Forum (2.30pm at Rickmansworth School, Scots Hill, Rickmansworth WD3 3AQ)		Thursday	06
Policy and Resources Committee		Monday	17
Environmental Forum (Parish Hall, Watford Rural Parish Council, Oxhey Drive, WD19 7SB)		Tuesday	18
Planning Committee		Thursday	20
Audit Committee		Thursday	27
This information is correct as of 9.30am Wednesday 22 October. 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. The agendas for the meetings are available on the meetings page of the Council website five days prior to each meeting. 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 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 Anyone wishing to speak at a virtual meeting is requested to contact the Committee Team at committeeteam@threerivers.gov.uk 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. 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.			



Chair's Civic Engagements – October 2025

CHAIR / VICE-CHAIR OF THE COUNCIL'S CIVIC ENGAGEMENTS FOR OCTOBER 2025	
Monday 20 th , October	Councillor S King, Chair of the Council attended the Three Rivers Museum Annual General Meeting.
Saturday 25 th , October	Councillor S King, Chair of the Council attended the Together Awards at Stevenage Borough Council.