



MEMBERS INFORMATION BULLETIN

November 2025

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November 2025 - Committee Items

GENERAL PUBLIC SERVICES AND COMMUNITY ENGAGEMENT

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CLIMATE CHANGE AND LEISURE

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MISCELLANEOUS

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

Appeals Determined = **3**

From: 25/10/2025 *To:* 24/11/2025

<i>Planning ref number</i>	<i>Appeal decision date</i>	<i>Appeal ref number</i>	<i>Committee or delegated</i>	<i>Decision</i>
25/0876/FUL	21/11/2025	25/0034/REF	Delegated Decision	Appeal Dismissed
109 Wolsey Road Moor Park Northwood Hertfordshire HA6 2EB				
25/0863/FUL	18/11/2025	25/0032/REF	Delegated Decision	Appeal allowed subject to conditions
158 Hillcroft Crescent Oxhey Hall Watford Hertfordshire WD19 4NZ				
25/0565/FUL	06/11/2025	25/0030/REF	Delegated Decision	Appeal allowed subject to conditions
12 Blacketts Wood Drive Chorleywood Rickmansworth Hertfordshire WD3 5QH				

Appeal Received = **3**

From: 25/10/2025 *To:* 24/11/2025

<i>Planning ref number</i>	<i>Appeal Lodged date</i>	<i>Appeal ref number</i>	<i>Committee or delegated</i>
25/0741/FUL	17/11/2025	25/0038/REF	DEL
The Woodlands Penmans Green Sarratt Kings Langley Hertfordshire WD4 9AY			
25/1165/FUL	31/10/2025	25/0037/REF	DEL
Old Farm Harthall Lane Kings Langley Hertfordshire WD4 8JW			
25/0754/RSP	10/11/2025	25/0039/REF	DEL
Upstream Trout Rise Loudwater Rickmansworth Hertfordshire WD3 4JY			

Decisions

From:

25/10/2025

To:

24/11/2025

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Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1641/FUL	Construction of first floor rear extension and replacement of rear window with door; internal alterations 1 Popes Road Abbots Langley Hertfordshire WD5 0EY	approved	21/11/2025	Delegated Decision	Abbots Langley And Bedmond
25/1512/DIS	Discharge of conditions 7 (Construction Management Plan), 8 (Windows/Doors Sections), 16 (Bird/Bat Boxes) and 17 (External Features) pursuant to planning permission 23/1795/FUL 35 High Street Abbots Langley Hertfordshire WD5 0AA	Determined - DIS apps	31/10/2025	Delegated Decision	Abbots Langley And Bedmond
25/1517/FUL	Variation of Condition 2 (plan numbers) pursuant to 25/0721/FUL to allow for addition side dormers and alterations to fenestration. Woodland South Of Homewood Bedmond Road Bedmond Hertfordshire	approved	30/10/2025	Delegated Decision	Abbots Langley And Bedmond
25/1652/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including rear dormers, window to side elevation 5 Popes Road Abbots Langley Hertfordshire WD5 0EY	withdrawn	07/11/2025	Withdrawn	Abbots Langley And Bedmond
25/1736/FUL	Construction of single storey front porch extension 4 Summerhouse Way Abbots Langley Hertfordshire WD5 0DY	approved		Delegated Decision	Abbots Langley And Bedmond

Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1513/FUL	Loft conversion including increase in ridge height, hip to gable roof extension, rear dormer and front rooflights 113 Carpenders Avenue Carpenders Park Watford Hertfordshire WD19 5BN	approved	24/11/2025	Delegated Decision	Carpenders Park
25/1636/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable roof extension with rear dormer and front rooflights 8 Compton Place Carpenders Park Watford Hertfordshire WD19 5HG	approved	19/11/2025	Delegated Decision	Carpenders Park
25/1698/FUL	Loft conversion including increase in ridge height, hip to gable roof extension, rear dormer window and front rooflights. 29 The Courtway Carpenders Park Watford Hertfordshire WD19 5DP	approved		Delegated Decision	Carpenders Park
25/1669/FUL	Demolition of the existing outbuilding and construction of single storey rear extension, window to rear elevation; removal of the chimney 22 Romilly Drive Carpenders Park Watford Hertfordshire WD19 5EW	approved		Delegated Decision	Carpenders Park
25/1926/FUL	Variation of condition 2 (Plans) pursuant to planning permission 24/1264/FUL to allow partial conversion of garage into habitable accommodation; internal alterations and alterations to fenestration Woodview Oxhey Lane Carpenders Park Watford Hertfordshire WD19 5RB	withdrawn	18/11/2025	Withdrawn	Carpenders Park

Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1711/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 3.50 metres, maximum eaves height 2.50 metres) 19 On The Hill Carpenders Park Watford Hertfordshire WD19 5DS	no objection	19/11/2025	Delegated Decision	Carpenders Park
25/1590/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable roof extension with rear dormer 100 Penrose Avenue Carpenders Park Watford Hertfordshire WD19 5AA	approved	12/11/2025	Delegated Decision	Carpenders Park
25/1606/CLPD	Certificate of Lawfulness Proposed Development: Loft extension including hip to gable roof extension with rear dormer and front rooflights; erection of front porch 34 Harrow Way Carpenders Park Watford Hertfordshire WD19 5ET	approved	11/11/2025	Delegated Decision	Carpenders Park
25/1241/FUL	Construction of single storey rear extension, outbuilding and rear terrace. 34 On The Hill Carpenders Park Watford Hertfordshire WD19 5DR	approved	13/11/2025	Delegated Decision	Carpenders Park
25/1583/FUL	Demolition of existing rear extension and construction of single storey rear extension, front porch extension; loft conversion including hip to gable roof extension, rear dormer with Juliet balcony and front rooflights 24 Alva Way Carpenders Park Watford Hertfordshire WD19 5ED	approved	17/11/2025	Delegated Decision	Carpenders Park

Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1569/FUL	Conversion of garage into habitable accommodation, erection of front porch canopy, new roof including increase in height, alterations to frontage, installation of external insulation and timber cladding 73 On The Hill Carpenders Park Watford Hertfordshire WD19 5DS	approved	10/11/2025	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	07/11/2025	Delegated Decision	Carpenders Park
25/1238/FUL	Erection of an outbuilding for use as a dog grooming salon (Use Class E(c)(iii)) 7 Little Oxhey Lane South Oxhey Watford Hertfordshire WD19 6FS	approved	21/11/2025	Delegated Decision	Carpenders Park
25/1615/FUL	Demolition of existing conservatory, erection of a two storey side extension, juliet balcony; loft extension including rear rooflight Dellfield House Plough Lane Sarratt Rickmansworth Hertfordshire WD3 4NL	approved	14/11/2025	Delegated Decision	Chorleywood North And Sarratt
25/1693/FUL	Construction of single storey rear extension; garage conversion and loft conversion with front/rear rooflights; alterations to fenestration and new front bay window; replacement of existing windows; external materials including render 26 Lime Tree Walk Rickmansworth Hertfordshire WD3 4BX	approved		Delegated Decision	Chorleywood North And Sarratt

Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1740/NMA	Non-material amendment pursuant to planning permission 25/1267/FUL to allow the addition of ground floor window to front elevation and one new rooflight to front flat roof. Talland Chorleywood Road Rickmansworth Hertfordshire WD3 4ER	approved	31/10/2025	Delegated Decision	Chorleywood North And Sarratt
25/1753/PDE	Prior Approval: Single storey rear extension (depth 7.00 metres, maximum height 3.00 metres, maximum eaves height 3.00 metres) 130 Valley Road Rickmansworth Hertfordshire WD3 4BP	no objection	21/11/2025	Delegated Decision	Chorleywood North And Sarratt
25/1535/RSP	Retrospective: Variation of Condition 2 (Plans) pursuant to planning permission 23/0903/FUL to allow alterations to, storage unit, bin store, security gate and the size/siting of the ventilation and extraction unit. Parthenon House 3 - 5 Station Approach Chorleywood Hertfordshire WD3 5PF	approved	31/10/2025	Delegated Decision	Chorleywood North And Sarratt
25/1561/RSP	Retrospective: Erection of replacement tennis court fence Chiltern Cottage Chorleywood Road Rickmansworth Hertfordshire WD3 4EX	approved	17/11/2025	Delegated Decision	Chorleywood North And Sarratt
25/1028/FUL	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. Land Rear Of 76 To 78 Church Lane Sarratt Hertfordshire	refused	30/10/2025	Committee Decision	Chorleywood North And Sarratt

Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1649/FUL	Construction of single storey rear extension 47 Church Lane Sarratt Rickmansworth Hertfordshire WD3 6HN	refused	19/11/2025	Delegated Decision	Chorleywood North And Sarratt
25/1659/FUL	Demolition of existing garage and construction of single storey side and rear extensions and construction of two front dormer windows and rear rooflight, external materials including timber boarding and render Callipers Hall Lodge Bucks Hill Kings Langley Hertfordshire WD4 9BP	approved	24/11/2025	Delegated Decision	Chorleywood North And Sarratt
25/1634/FUL	Erection of cattle shed The Old Rectory Church Lane Sarratt Rickmansworth Hertfordshire WD3 6HJ	approved	18/11/2025	Delegated Decision	Chorleywood North And Sarratt
25/1492/FUL	Replacement of existing windows with galvanised steel windows The Old School Church Lane Sarratt Rickmansworth Hertfordshire WD3 6HL	approved	14/11/2025	Delegated Decision	Chorleywood North And Sarratt
25/1438/FUL	Construction of single storey rear extension 2 Myrtle Cottages The Green Sarratt Rickmansworth Hertfordshire WD3 6AT	approved	31/10/2025	Delegated Decision	Chorleywood North And Sarratt

Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1486/FUL	Demolition of existing conservatory and construction of single storey rear extension 165 Valley Road Rickmansworth Hertfordshire WD3 4BR	approved	20/11/2025	Delegated Decision	Chorleywood North And Sarratt
25/1602/RSP	Retrospective: Erection of Agricultural Polytunnel The Lodge Redhall Lane Chandlers Cross Rickmansworth Hertfordshire WD3 4LU	approved	17/11/2025	Delegated Decision	Chorleywood North And Sarratt
25/1520/DIS	Discharge of Condition 3 (Materials) pursuant to planning permission 21/2615/FUL 87 Valley Road Rickmansworth Hertfordshire WD3 4BL	Determined - DIS apps	30/10/2025	Delegated Decision	Chorleywood North And Sarratt
25/1458/DIS	Discharge of Condition 3 (Construction Management Plan) pursuant to planning permission 24/1963/FUL Maple Cross House Denham Way Maple Cross Rickmansworth Hertfordshire WD3 9SW	Determined - DIS apps	17/11/2025	Delegated Decision	Chorleywood South And Maple Cross
25/0664/FUL	Conversion of existing lower ground floor commercial storage area to a one-bedroom flat (Use Class C3), including installation of additional windows and associated external enclosed amenity area 2F Berks Hill Chorleywood Rickmansworth Hertfordshire WD3 5AQ	approved	14/11/2025	Delegated Decision	Chorleywood South And Maple Cross

Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1475/DIS	Discharge of Conditions 3 (Affordable Housing) and 4 (Construction Method Statement) pursuant to planning permission 23/1569/FUL Garages Adjacent 13 To 23 Pollards Maple Cross Hertfordshire	Determined - DIS apps	31/10/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1675/FUL	Loft extension including front/rear dormer windows and front/rear rooflights and alterations to fenestration, front storm porch; twin-wall flue, alterations to boundary treatments including replacement of fence, AC Unit with associated bin and bike store. Coppers 53 Berks Hill Chorleywood Rickmansworth Hertfordshire WD3 5AJ	approved	24/11/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1540/FUL	Demolition of existing shed and erection of an outbuilding for annexe accommodation and rear landscaping alterations 2A Oakhill Close Maple Cross Rickmansworth Hertfordshire WD3 9GA	approved	13/11/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1477/DIS	Discharge of Conditions 3 (Affordable Housing) and 5 (Construction Method Statement) pursuant to planning permission 23/1570/FUL Garages Rear Of 22 To 32 Pollards Maple Cross Hertfordshire	Determined - DIS apps	31/10/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1507/CLPD	Certificate of Lawfulness Proposed Development: Loft extension conversion including rear dormer and front rooflight, alterations to single storey rear extension with new roof and fenestration changes 3 Manor Cottages Heronsgate Road Chorleywood Rickmansworth Hertfordshire WD3 5BJ	approved	30/10/2025	Delegated Decision	Chorleywood South And Maple Cross

Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1521/FUL	Construction of single story side extension 1 Longmore Close Maple Cross Rickmansworth Hertfordshire WD3 9SE	approved	14/11/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1592/DIS	Discharge of Condition 41 (Habitat Monitoring and Management Plan) pursuant to planning permission 24/1963/FUL Maple Cross House Denham Way Maple Cross Rickmansworth Hertfordshire WD3 9SW	Determined - DIS apps	05/11/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1660/FUL	Loft conversion including hip to gable roof extension, rear dormer and front rooflights; single-storey front extension; front porch; removal of rear porch; alterations to fenestration; and internal alterations. Willows 62 Clements Road Chorleywood Rickmansworth Hertfordshire WD3 5JT	approved	24/11/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1457/DIS	Discharge of Condition 6(Remediation Method Statement) pursuant to planning permission 24/1963/FUL Maple Cross House Denham Way Maple Cross Rickmansworth Hertfordshire WD3 9SW	withdrawn	17/11/2025	Withdrawn	Chorleywood South And Maple Cross

Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1784/DIS	Discharge of Condition 2 (Materials) pursuant to planning permission 24/0023/LBC The Hayloft The Bullsland Estate Bullsland Lane Chorleywood Hertfordshire	Determined - DIS apps	28/10/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1786/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	28/10/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1704/DIS	Discharge of Conditions 3 (Construction Method Statement), 4 (Badger Licence) and 5 (Materials Schedule) pursuant to planning permission 24/1509/FUL Land Adjoining 15 Lawford Close Chorleywood Hertfordshire	approved	19/11/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1531/DIS	Discharge of Condition 5 (Foundation Works Method Statement) pursuant to planning permission 24/1963/FUL Maple Cross House And Kier Southern Building Maple Cross Rickmansworth WD3 9SE	Determined - DIS apps	18/11/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1532/DIS	Discharge of Condition 12 (Construction Environmental Management Plan) pursuant to planning permission 24/1963/FUL Maple Cross House And Kier Southern Building Maple Cross Rickmansworth WD3 9SE	Determined - DIS apps	03/11/2025	Delegated Decision	Chorleywood South And Maple Cross

Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1462/DIS	Discharge of Condition 9 (Construction Phase Surface Water Management Plan) pursuant to planning permission 24/1963/FUL Maple Cross House Denham Way Maple Cross Rickmansworth Hertfordshire WD3 9SW	Determined - DIS apps	17/11/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1550/DIS	Discharge of Condition 3 (Tree Protection) and Condition 4 (Materials) pursuant to planning permission 23/2017/FUL Coppers 53 Berks Hill Chorleywood Rickmansworth Hertfordshire WD3 5AJ	Determined - DIS apps	30/10/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1622/FUL	Installation of dropped kerb and replacement of front garden with paved driveway 11 Hornhill Road Maple Cross Rickmansworth Hertfordshire WD3 9TE	approved	21/11/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1625/BGP	Discharge of Biodiversity Gain Plan pursuant to planning permission 24/1963/FUL Maple Cross House Denham Way Maple Cross Rickmansworth Hertfordshire WD3 9SW	approved	05/11/2025	Delegated Decision	Chorleywood South And Maple Cross

Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1696/FUL	Variation of Condition 2 (plans) pursuant to planning permission 22/1957/FUL to allow erection of roof lantern, alterations to first floor rear windows, landscaping alterations including alteration to land levels and raised patio to the rear and steps. Marchmount Burfield Road Chorleywood Rickmansworth Hertfordshire WD3 5NS	approved	19/11/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1980/NMA	Non-material amendment to planning permission 25/0701/FUL to allow addition of 2no. rooflights to single storey rear extension 11 Windmill Drive Croxley Green Rickmansworth Hertfordshire WD3 3FF	approved		Delegated Decision	Dickinsons
25/1620/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable roof extension with rear dormer and front rooflight; Demolition of existing outbuilding and erection of outbuilding. 9 The Crescent Croxley Green Rickmansworth Hertfordshire WD3 3DU	approved	14/11/2025	Delegated Decision	Dickinsons
25/1581/FUL	Internal alterations and alterations to side fenestration Crossley Wylde Loudwater Lane Loudwater Rickmansworth Hertfordshire WD3 3JD	approved	11/11/2025	Delegated Decision	Dickinsons
25/1582/LBC	Listed Building Consent: Internal alterations and alterations to side fenestration Crossley Wylde Loudwater Lane Loudwater Rickmansworth Hertfordshire WD3 3JD	approved	12/11/2025	Delegated Decision	Dickinsons

Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1554/CLPD	Certificate of Lawfulness Proposed Development: Construction of an outbuilding 1 Green Lane Croxley Green Rickmansworth Hertfordshire WD3 3HR	approved	19/11/2025	Delegated Decision	Dickinsons
25/1911/DIS	Discharge of Condition 20 (External Lighting) pursuant to planning permission 24/1750/FUL Grove Court Grove Crescent Croxley Green Hertfordshire	Determined - DIS apps	17/11/2025	Delegated Decision	Dickinsons
25/1537/FUL	Construction of single storey rear extension with render finish 136 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3BZ	approved	19/11/2025	Delegated Decision	Dickinsons
25/1413/RSP	Part Retrospective: Demolition of existing commercial vehicle workshop building and construction of replacement vehicle workshop building (Use Class E(g)) 243A Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3RX	approved	29/10/2025	Delegated Decision	Dickinsons
25/1742/NMA	Non-material amendment to planning permission 24/0795/FUL to allow alterations to external materials including brickwork to side and rear elevations, including soldier course detail, alterations to ground floor side and rear fenestration 1 Green Lane Croxley Green Rickmansworth Hertfordshire WD3 3HR	approved	17/11/2025	Delegated Decision	Dickinsons

Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1546/FUL	Single storey front porch, part single and part two storey rear extension. Front and side rooflights, the provision of solar PV panels to side roofslope and alterations to external materials. 49 Beechcroft Avenue Croxley Green Rickmansworth Hertfordshire WD3 3EG	approved	03/11/2025	Delegated Decision	Dickinsons
25/1320/FUL	Demolition of existing conservatory and construction of single storey rear extension 47 Sherborne Way Croxley Green Rickmansworth Hertfordshire WD3 3PE	approved	10/11/2025	Delegated Decision	Durrants
25/1611/FUL	Construction of single storey rear extension 6 Manor Way Croxley Green Rickmansworth Hertfordshire WD3 3LY	approved	14/11/2025	Delegated Decision	Durrants
25/1505/FUL	Construction of part single-storey, part two-storey side and rear extensions, driveway alterations, and associated landscaping work. 2 Canterbury Way Croxley Green Rickmansworth Hertfordshire WD3 3SS	approved	14/11/2025	Delegated Decision	Durrants
25/1614/FUL	Removal of Condition 4 (Obscure glazing) pursuant to planning permission 25/1113/FUL 50 Durrants Drive Croxley Green Rickmansworth Hertfordshire WD3 3NR	approved	14/11/2025	Delegated Decision	Durrants

Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1330/RSP	Retrospective: Construction of single storey rear extension 10 Gade Bank Croxley Green Rickmansworth Hertfordshire WD3 3GD	refused	25/11/2025	Committee Decision	Durrants
25/1589/DIS	Discharge of Conditions 9 (Remediation Strategy), 11 (Monitoring and maintenance), 12 (Intrusive Ground Investigation plan) and 25 (Habitat Monitoring and Management Plan) pursuant to planning permission 24/1304/FUL South Bend Station Road Kings Langley Hertfordshire WD4 8LL	Determined - DIS apps	12/11/2025	Delegated Decision	Gade Valley
25/1619/ADV	Advertisement Consent: Erection of internal facing non illuminated weather board advert panels to perimeter of artificial pitch Evergreen Football Club South Way Abbots Langley Hertfordshire WD5 0JL	approved		Committee Decision	Gade Valley
25/1653/DIS	Discharge of Condition 23 (Hard and Soft Landscaping) pursuant to planning permission 24/1568/FUL Lidl Great Britain Limited Hempstead Road Watford Hertfordshire	Determined - DIS apps	07/11/2025	Delegated Decision	Gade Valley
25/1416/RSP	Part Retrospective: Construction of single storey rear extension and erection of an outbuilding Arden House 31 Upper Highway Abbots Langley Hertfordshire WD4 8PP	approved	29/10/2025	Delegated Decision	Gade Valley

Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1355/FUL	Change of use from a dwellinghouse (Use Class C3) to a 9-bedroom HMO (Sui generis); Demolition of existing shed and construction of single-storey rear extension and two-storey side extension, loft conversion including rear dormer and front rooflight, with associated binstore and bike parking 62 Station Road Kings Langley Hertfordshire WD4 8LB	withdrawn	29/10/2025	Withdrawn	Gade Valley
25/1596/DIS	Discharge of Condition 12 (Materials) pursuant to planning permission 24/1568/FUL Lidl Great Britain Limited Hempstead Road Watford Hertfordshire	Determined - DIS apps	06/11/2025	Delegated Decision	Gade Valley
25/1608/FUL	Variation of Condition 2 (Plans) pursuant to planning permission 23/0049/FUL allow alterations to approved dwellings, including alterations to external materials, increase in principal depth to each dwelling, removal of approved ground floor rear projections, alterations to rear patios, alterations to fenestration, and removal of solar panels to roofs. 100 Toms Lane Kings Langley Hertfordshire WD4 8NL	approved	13/11/2025	Delegated Decision	Gade Valley
25/1308/FUL	Variation of Conditions 11 (A41 Toucan to the Hempstead Road underpass) and 13 (M25 Junction 21a Improvements) of planning permission 23/1897/FUL. Warner Bros. Studios Leavesden Warner Drive Watford Hertfordshire WD25 7LP	approved	04/11/2025	Delegated Decision	Leavesden
25/1545/FUL	Extension of the existing Post Room and associated ancillary works Warner Bros. Studios Leavesden Warner Drive Watford Hertfordshire WD25 7LP	approved	19/11/2025	Delegated Decision	Leavesden

Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1618/FUL	Construction of single storey rear infill extension 27 Hunters Lane Leavesden Watford Hertfordshire WD25 7BA	approved	21/11/2025	Delegated Decision	Leavesden
25/1684/FUL	Installation of high secure sub-division fence within the existing secure garden. Warren Court Woodside Road Abbots Langley Hertfordshire WD5 0HT	approved		Delegated Decision	Leavesden
25/1503/RSP	Retrospective: Erection of a pop-up stage for filming purposes for a temporary period of 10 years. Warner Bros. Studios Leavesden Warner Drive Watford Hertfordshire WD25 7LP	approved	14/11/2025	Delegated Decision	Leavesden
25/1428/RSP	Part Retrospective: Construction of a single storey rear extension, conversion of garage into habitable accommodation, driveway extension and soft landscaping. 104 Cunningham Way Leavesden Watford Hertfordshire WD25 7NL	approved	21/11/2025	Delegated Decision	Leavesden
25/1635/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including rear dormer with juliet balconies and window, and front rooflights. 13 Avalon Close Garston Watford Hertfordshire WD25 9TW	approved	12/11/2025	Delegated Decision	Leavesden

Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1500/FUL	Construction of part-single, part-two storey front and rear extension, loft extension including dormer and rooflights, internal alterations and alterations to fenestration, installation of access Edgehill Sandy Lane Northwood HA6 3ES	approved	03/11/2025	Delegated Decision	Moor Park And Eastbury
25/1586/FUL	Construction of an outbuilding 10 Westbury Road Northwood HA6 3BT	approved	20/11/2025	Delegated Decision	Moor Park And Eastbury
25/1449/FUL	Internal alterations to single storey side extension and installation of rooflights. 29 Main Avenue Moor Park Northwood Hertfordshire HA6 2LH	approved	03/11/2025	Delegated Decision	Moor Park And Eastbury
25/1453/DIS	Discharge of Condition 3 (Materials) and Condition 5 (Tree Protection Plan) pursuant to planning permission 25/0732/RSP 95 Wolsey Road Moor Park Northwood Hertfordshire HA6 2ER	Determined - DIS apps	10/11/2025	Delegated Decision	Moor Park And Eastbury
25/1466/FUL	Construction of part-single storey, part-two storey front, side and rear extensions, loft conversion including rear rooflights, front porch canopy, internal alterations and alterations to fenestration, replacement of garage door with window Woodbury 1A Grosvenor Road Northwood HA6 3HH	refused	30/10/2025	Delegated Decision	Moor Park And Eastbury
25/1886/NMA	Non-material amendment pursuant to planning permission 24/0904/FUL to allow replacement of sliding gates to pivot gates Tivoli 39 Astons Road Moor Park Northwood Hertfordshire HA6 2LB	approved	20/11/2025	Delegated Decision	Moor Park And Eastbury

Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1367/FUL	Construction of single storey rear extension and conversion of garage into habitable accommodation, alterations to front and side fenestration. 51 Wolsey Road Moor Park Northwood Hertfordshire HA6 2ER	approved	29/10/2025	Delegated Decision	Moor Park And Eastbury
25/1386/FUL	Demolition of existing conservatory and construction of single storey side extension, alterations to rear fenestration, first floor side window and replacement of windows 5 St Martins Northwood HA6 2BP	approved	30/10/2025	Delegated Decision	Moor Park And Eastbury
25/1585/FUL	Replacement of timber windows to UPVC windows 29 Main Avenue Moor Park Northwood Hertfordshire HA6 2LH	approved	10/11/2025	Delegated Decision	Moor Park And Eastbury
25/1408/FUL	Front porch, alterations to fenestration, alterations to external materials including render to front elevation, and associated internal alterations. 6 Shelley Close Northwood HA6 3HX	approved	03/11/2025	Delegated Decision	Moor Park And Eastbury
25/1751/PDE	Prior Approval: Single storey rear extension (depth 8.00 metres, maximum height 4.00 metres, maximum eaves height 3.00 metres) 29 Bishops Avenue Northwood HA6 3DD	withdrawn	19/11/2025	Withdrawn	Moor Park And Eastbury

Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1843/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable roof extension with rear dormer and front/side rooflights 29 Bishops Avenue Northwood HA6 3DD	withdrawn	19/11/2025	Withdrawn	Moor Park And Eastbury
25/1360/FUL	Removal of existing dropped kerb on Grosvenor Road, Erection of dropped kerb on Davenham Avenue and installation of metal gates and railings on the boundary wall 20 Davenham Avenue Northwood HA6 3HQ	approved	04/11/2025	Delegated Decision	Moor Park And Eastbury
25/1506/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 2.93 metres, maximum eaves height 2.54 metres) 48 Bishops Avenue Northwood HA6 3DG	withdrawn	30/10/2025	Withdrawn	Moor Park And Eastbury
25/1601/FUL	Demolition of existing detached garage and construction of part single, part two, storey rear and side extension; internal alterations. 9 Sandy Lodge Lane Moor Park Northwood Hertfordshire HA6 2JA	refused	14/11/2025	Delegated Decision	Moor Park And Eastbury
25/1683/RSP	Retrospective: Demolition of existing plant room and conservatory and construction of part single, part two storey rear extension and single storey side extension, rear juliet balcony; internal alterations and alterations to fenestration and front porch, external materials including render 20 Davenham Avenue Northwood HA6 3HQ	approved	24/11/2025	Delegated Decision	Moor Park And Eastbury

Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1164/RSP	Part Retrospective: Variation of Condition 2 (Plans) and Condition 3 (Materials) pursuant to planning permission 22/1783/FUL to allow alterations to side and rear fenestration details, alterations to external materials 15 The Fairway Northwood HA6 3DZ	approved	21/11/2025	Delegated Decision	Moor Park And Eastbury
25/2012/NAC	Neighbouring Authority Consultation: Watford Council (25/01009/DISCON) - Details submitted for Condition 12 (Travel Plan) pursuant to planning permission 23/01023/VARM Warner Bros. Studios Leavesden Warner Drive Hertfordshire	no objection	20/11/2025	Delegated Decision	NOT IN DISTRICT See Details Under Parish
25/1877/NAC	Neighbouring Authority Consultation: Buckinghamshire Council : PL/25/4494/VRC Variation of condition 5 (approved plans) of planning permission PL/24/3794/VRC to allow for relocation of drainage basin; realignment of primary and secondary streets; removal of custom homes location; reconfiguration of retirement parcel, public open space and residential parcel; and increase in height to Block D. Little Chalfont Park Land Between Lodge Lane And Burtons Lane, Little Chalfont Buckinghamshire	no objection	14/11/2025	Delegated Decision	NOT IN DISTRICT See Details Under Parish
25/1502/FUL	Demolition of existing conservatory and garage and construction of part single storey, part two storey side and rear extensions and single storey front extension 118 Oaklands Avenue Oxhey Hall Watford Hertfordshire WD19 4LW	approved	29/10/2025	Delegated Decision	Oxhey Hall And Hayling

Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1402/FUL	Variation of Conditions 1 (Plans), 7 (Landscaping) and 15 (Parking spaces) pursuant to planning permission 23/0324/FUL to allow alterations to driveway and landscaping works 165 -167 Hampermill Lane Oxhey Hall Hertfordshire	approved	29/10/2025	Delegated Decision	Oxhey Hall And Hayling
25/1547/CLPD	Certificate of Lawfulness Proposed Development: Single storey rear extension and loft conversion including rear dormer window and front rooflights 77 Fulford Grove South Oxhey Watford Hertfordshire WD19 7QJ	approved	03/11/2025	Delegated Decision	Oxhey Hall And Hayling
25/1688/FUL	Construction of single storey extension 152 Hayling Road South Oxhey Watford Hertfordshire WD19 7JR	approved	19/11/2025	Delegated Decision	Oxhey Hall And Hayling
25/1603/PDE	Prior Approval: Single storey rear extension (depth 4.00 metres, maximum height 3.20 metres, maximum eaves height 2.97 metres) 72 Ashburnham Drive South Oxhey Watford Hertfordshire WD19 7PU	no objection	14/11/2025	Delegated Decision	Oxhey Hall And Hayling
25/1621/FUL	Demolition of the existing two-storey detached dwelling; construction of new two storey detached self build dwelling with accommodation within the roofspace served by front/rear dormers and side rooflights, solar panels and a linked garage annex, with associated parking and landscaping works Truelands 13 Nancy Downs Oxhey Hall Watford Hertfordshire WD19 4NF	approved	17/11/2025	Delegated Decision	Oxhey Hall And Hayling

Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1580/FUL	Partial demolition of existing garage and construction of single storey side and rear extensions 113 Oaklands Avenue Oxhey Hall Watford Hertfordshire WD19 4TN	approved	04/11/2025	Delegated Decision	Oxhey Hall And Hayling
25/1661/FUL	Demolition of existing garage and construction of single storey side and rear extension 2 Hayling Road South Oxhey Watford Hertfordshire WD19 7BW	approved	18/11/2025	Delegated Decision	Oxhey Hall And Hayling
25/1670/DIS	Discharge of Condition 5 (Construction Environmental Management Plan) pursuant to planning permission 23/1619/FUL Garages Between 83 And 89 The Queens Drive Mill End Hertfordshire	Determined - DIS apps	17/11/2025	Delegated Decision	Penn And Mill End
25/1478/DIS	Discharge of Conditions 3 (Affordable Housing), 4 (Construction Method Statement) and 7 (Contamination) pursuant to planning permission 23/1619/FUL Garages Between 83 And 89 The Queens Drive Mill End Hertfordshire	Determined - DIS apps	21/11/2025	Delegated Decision	Penn And Mill End
25/1567/DIS	Discharge of Condition 18 (Drainage Verification Report) pursuant to planning permission 23/1835/INF St Johns Roman Catholic JMI School Berry Lane Mill End Rickmansworth Hertfordshire WD3 7HG	Determined - DIS apps	06/11/2025	Delegated Decision	Penn And Mill End

Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1639/FUL	Construction of single storey rear extension and conversion of garage into habitable accommodation 30 Orchard Way Mill End Rickmansworth Hertfordshire WD3 8HZ	approved	20/11/2025	Delegated Decision	Penn And Mill End
25/1571/FUL	Demolition of existing conservatory and construction of single storey side and rear extension. 308 Uxbridge Road Rickmansworth Hertfordshire WD3 8YL	approved	18/11/2025	Delegated Decision	Penn And Mill End
25/1089/FUL	Repairs to the ceiling, roof and gutters of the Grade II listed Chapel; widening gutters; installation of hoppers and downpipes; replacement lead flashing; external CAT ladder; internal alterations; updating internal services including heating Chapel Royal Masonic School Rickmansworth Park Rickmansworth Hertfordshire	approved	07/11/2025	Delegated Decision	Rickmanswor th Town
25/1090/LBC	Listed Building Consent: Repairs to the ceiling, roof and gutters of the Grade II listed Chapel; widening gutters; installation of hoppers and downpipes; replacement lead flashing; external CAT ladder; internal alterations; updating internal services including heating Chapel Royal Masonic School Rickmansworth Park Rickmansworth Hertfordshire	approved	07/11/2025	Delegated Decision	Rickmanswor th Town
25/1429/FUL	Construction of single storey rear extension and front porch, alterations to fenestration including replacement of doors and windows and external materials including render 3 Winchfield Way Rickmansworth Hertfordshire WD3 4DL	approved	04/11/2025	Delegated Decision	Rickmanswor th Town

Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1553/FUL	Demolition of existing garage and construction of a single-storey granny annexe 111 Harefield Road Rickmansworth Hertfordshire WD3 1PB	approved	24/11/2025	Delegated Decision	Rickmansworth Town
25/1654/FUL	Construction of part single-storey, part two-storey side and rear extensions; front porch; relocation of entrance door; removal of chimneys; internal alterations and alterations to fenestration. 3 Bankside Downs Old Chorleywood Road Rickmansworth Hertfordshire WD3 4EJ	approved	21/11/2025	Delegated Decision	Rickmansworth Town
25/1450/FUL	Substantial demolition of existing dwelling and construction of single storey side extension, garage conversion; loft extension and roof alterations including increase in ridge height with front/rear dormers with glass balustrading and front rooflights, front porch and alterations to materials. 90 Highfield Way Rickmansworth Hertfordshire WD3 7PH	approved	10/11/2025	Delegated Decision	Rickmansworth Town
25/1519/ADV	Advertisement Consent: Installation of non illuminated vinyl signage to existing glass panels Mill House 127 High Street Rickmansworth Hertfordshire WD3 1AN	approved	24/11/2025	Delegated Decision	Rickmansworth Town
25/1509/FUL	Alterations to elevations of existing car park building to enclose upper floor, including brickwork and windows; associated works including new ramp and staircase; and landscaping alterations. Trinity Court Church Street Rickmansworth Hertfordshire WD3 1RT	refused	07/11/2025	Delegated Decision	Rickmansworth Town

Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1595/PDNE	Permitted Development Notice: Installation of solar panels Three Rivers House Northway Rickmansworth Hertfordshire WD3 1RL	approved	19/11/2025	Delegated Decision	Rickmansworth Town
25/1480/FUL	Construction of single storey front, side and rear extensions 5 Piltdown Road South Oxhey Watford Hertfordshire WD19 6LD	approved	10/11/2025	Delegated Decision	South Oxhey
25/1709/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 3.00 metres, maximum eaves height 3.00 metres) 113 Ashridge Drive South Oxhey Watford Hertfordshire WD19 6UH	no objection	24/11/2025	Delegated Decision	South Oxhey
25/1712/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 3.00 metres, maximum eaves height 3.00 metres) 111 Ashridge Drive South Oxhey Watford Hertfordshire WD19 6UH	no objection	24/11/2025	Delegated Decision	South Oxhey
25/1587/PDNE	Permitted Development Notice: Installation of solar panels South Oxhey Leisure Centre Gosforth Lane South Oxhey Watford Hertfordshire WD19 7AX	approved	11/11/2025	Delegated Decision	South Oxhey
25/1588/FUL	Construction of single storey rear extension 13 Furze Close South Oxhey Watford Hertfordshire WD19 6HG	approved	13/11/2025	Delegated Decision	South Oxhey

GENERAL PUBLIC SERVICES AND COMMUNITY ENGAGEMENT

Summary of decisions by Planning Committee 20th November 2025



November Planning Committee – Summary Sheet

Reference	Address	Proposal	Decision
TPO934	156 The Drive, Rickmansworth	Confirmation of Tree Preservation Order 934 (156 The Drive, Rickmansworth) 2025	That the Order is confirmed, and TPO934 is made permanent.
25/0896/FUL	Land At Woodside Road Woodside Road Abbots Langley	Construction of 192no. dwellings (Use Class C3), public open space, landscaping, new vehicular access and pedestrian accesses and associated infrastructure.	Approved (in accordance with the Officer recommendation) with: <ul style="list-style-type: none">- Amendments to Condition 3 (CMP) (parts b, e and g) and additional bullet point relating to right of way.- Additional informative (rights of way).- Additional condition (footpath designation).- Additional condition (obscure glazing plot 12).- Amendment to Condition 33 (Open Space and war memorial).- Additional condition (requiring conservation management plan).
25/1330/RSP	10 Gade Bank Croxley Green Hertfordshire WD3 3GD	Retrospective: Construction of single storey rear extension.	Refused (contrary to the Officer recommendation) on character, amenity and parking grounds (the exact wording to be circulated to Members for approval), the development being contrary to the DMPLDD and Croxley Green Neighbourhood Plan.
25/1619/ADV	Evergreen Football Club South Way Abbots Langley WD5 0JL	Advertisement Consent: Erection of internal facing non illuminated weather board advert panels to perimeter of artificial pitch.	Approved (in accordance with the Officer recommendation) with additional condition regarding colouring of rear of signage.

GENERAL PUBLIC SERVICES AND COMMUNITY ENGAGEMENT

Major Planning Applications pending consideration at 19th November 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
24/0621/RSP	Badger Cottage Old Uxbridge Road West Hyde Rickmansworth Hertfordshire WD3 9XY	Part Retrospective: Change of use of land to a mixed use for a) storage and distribution purposes (Use Class B8), b) equestrian use and c) residential (use of bungalow as a House of Multiple Occupation (Use Class C4)) including the erection of a workshop building, creation of new access and associated hard and soft landscaping including fencing.	Agreed Extension TBC	Clara Loveland
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 30.01.2026	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

Reference	Address	Proposal	Target Decision Date	Officer
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
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 28.11.2025	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

Reference	Address	Proposal	Target Decision Date	Officer
25/1055/FUL	Land To The Rear Of Woodlands Cottage Oxhey Lane Carpenders Park Watford Hertfordshire 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
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

Waste Collection Calendar 2025-2026

The Collection Dates for the 2025 – 2026 Waste Collection Service Schedule is now online to download online.

Download using the following link [2025 - 2026 collection calendar \(PDF\)](#).

Please check carefully for changes to collections over the Christmas and Easter breaks.



COLLECTION DATES 2025 - 2026

CHRISTMAS/NEW YEAR 2025/2026 - Changes to collection day

- Collections due on Monday 22, Tuesday 23 and Wednesday 24 December 2025 will take place on the normal day.
- There are no collections taking place on Thursday 25 or Friday 26 December 2025. A maximum of TWO extra refuse bags will be collected if required on your next collection.
- Collections due on Monday 29, Tuesday 30, Wednesday 31 December will take place on the normal day and no excess refuse will be taken.
- Collections due on 1 and 2 January 2026 will take place ONE DAY LATER.
- No garden (brown) bins will be collected between 15 December 2025 and 3 January 2026.
- Real Christmas trees can be left out and will be taken on WEEK B regardless of chargeable garden waste subscription. (please remove all decorations)

December 2025							January 2026							February 2026							March 2026						
M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su
A	1	2	3	4	5	6	7	A	1	2	3	4	5	A	1	2	3	4	5	6	A	1	2	3	4	5	6
B	8	9	10	11	12	13	14	B	5	6	7	8	9	10	B	2	3	4	5	6	B	2	3	4	5	6	7
A	15	16	17	18	19	20	21	A	12	13	14	15	16	17	A	9	10	11	12	13	A	9	10	11	12	13	14
A	22	23	24	25	26	27	28	A	19	20	21	22	23	24	B	16	17	18	19	20	B	16	17	18	19	20	21
A	29	30	31					A	26	27	28	29	30	31	A	23	24	25	26	27	B	23	24	25	26	27	*28
																					B	*30	*31				

* EASTER COLLECTIONS - Important Note:

* There will be no collections on Good Friday 3 April.
Collections will be BROUGHT FORWARD as follows:

Normal collection due

*Monday 30 March	Brought forward to Saturday 28 March
*Tuesday 31 March	Brought forward to Monday 30 March
*Wednesday 1 April	Brought forward to Tuesday 31 March
*Thursday 2 April	Brought forward to Wednesday 1 April
*Friday 3 April	Brought forward to Thursday 2 April

April 2026							May 2026							June 2026							July 2026									
M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su			
B			*1	*2	*3	4	5				1	2	3	A	1	2	3	4	5	6	7	A			1	2	3	4		
A	6	7	8	9	10	11	12	A	4	5	6	7	8	9	10	B	8	9	10	11	12	13	14	B	6	7	8	9	10	11
B	13	14	15	16	17	18	19	B	11	12	13	14	15	16	17	A	15	16	17	18	19	20	21	A	13	14	15	16	17	18
A	20	21	22	23	24	25	26	A	18	19	20	21	22	23	24	B	22	23	24	25	26	27	28	B	20	21	22	23	24	25
B	27	28	29	30				B	25	26	27	28	29	30	31	A	29	30						A	27	28	29	30	31	

August 2026							September 2026							October 2026							November 2026									
M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su			
A						1	2				1	2	3	4	5	6						B						1		
B	3	4	5	6	7	8	9	A	7	8	9	10	11	12	13	A	5	6	7	8	9	10	11	A	2	3	4	5	6	7
A	10	11	12	13	14	15	16	B	14	15	16	17	18	19	20	A	12	13	14	15	16	17	18	B	9	10	11	12	13	14
B	17	18	19	20	21	22	23	A	21	22	23	24	25	26	27	B	19	20	21	22	23	24	25	A	16	17	18	19	20	21
A	24	25	26	27	28	29	30	B	28	29	30					B	26	27	28	29	30	31		B	23	24	25	26	27	28
B	31																						A	30						

WEEK A

Refuse
(Green bin)
Recycling Bin
(Black bin with green lid)
Food Waste
(Silver pod)

WEEK B

Chargeable Garden Waste
(Brown bin)
Recycling bin
(Black bin with green lid)
Food Waste
(Silver pod)

BANK HOLIDAYS

(except Christmas and Good Friday)
Collections following a bank holiday will take place a day later.

All bins should be on the boundary of your property by 6am. All bin lids should be closed. If adverse weather affects collections, please check the website for updates.

Report missed collections within 48 hours. To sign up for Garden Waste collections or register for our newsletter/bin reminders visit threeivers.gov.uk





Understanding preventative investment: a practical approach to map and measure spend

The link to the [Understanding preventative investment: a practical approach to map and measure spend](#) report is live.

Earlier this year Rebecca Young submitted a proposal to CIPFA for a research project exploring preventative investment across local government in England. Our authority was selected alongside three other local councils to take part in that work.

The project started from the premise that public services shape the wider determinants of health — for example housing, the environment, community networks and welfare support. Our contribution centred on a place-based approach to prevention delivered through community partnerships, demonstrating how district councils can use their convening role to bring partners together and align resources locally.

Over the past year we collected and submitted evidence to CIPFA and the Health Foundation. That work fed into the published report, *Understanding preventative investment: a practical approach to map and measure spend*.

The report clarifies terminology by separating different types and levels of intervention so it is easier to identify what counts as prevention and where our projects sit. It recognises district council strengths — particularly our ability to convene partners and design joined-up local responses despite not holding a statutory public health duty, and identifies the contribution from officer time to secure, manage and report on external grants and funding.

Please get in touch if you have any questions on the report above.

Step Free Access Stations Longlisting



I am writing to provide you with an update on the work Transport for London (TfL) is doing to increase the number of step-free stations on the London Underground network, working towards the Mayor's ambitious target of making 50 per cent of Tube stations step-free by 2030, to make London's transport network more accessible and inclusive.

As you know, in April 2025, TfL confirmed a long list of 30 stations, including **Moor Park and Rickmansworth**, where additional work was carried out to determine which stations would be selected for full feasibility studies later this year.

After careful assessment, I regret to inform you that Moor Park and Rickmansworth stations have not been selected by TfL to proceed to feasibility during this financial year. TfL has prioritised stations using an approach which considered customer benefits, deliverability, network coverage and the local development and regeneration context, and Moor Park and Rickmansworth stations weren't brought forward for feasibility at this time. TfL would be happy to talk you through this process in more detail if it would be helpful.

I want to stress that TfL's decision this time around does not rule out future consideration for these stations. With over two-thirds of the Underground network still without step-free access, and many stations complex or costly to adapt, TfL must take a phased and prioritised approach based on deliverability and available funding.

We remain committed to reviewing the wider pool of candidate stations in future years as new funding opportunities emerge and as the step-free access programme evolves. Our ability to progress step free schemes is dependent on TfL's future funding position. Deliverable schemes will be prioritised where significant third-party funding is available.

We look forward to ongoing collaboration and thank you again for your continued support in striving for a more accessible London.

Yours sincerely,

A handwritten signature in black ink that reads "Seb Dance".

Seb Dance
Deputy Mayor for Transport

Cold Weather Information

Dear Councillors,

Hope you're all well.

As we've entered the colder weather, I wanted to list some of our resources and support available to your constituents. The information below includes links to take you directly to the relevant webpage. I will arrange for the information to be included in an upcoming MIB too.

Immediate help

Welcoming Spaces

Welcoming Spaces are a network of community venues that residents can use to explore activities, socialise and keep warm. The [webpage](#) will be updated as we identify or establish others.

Warm in Winter bags

We are distributing Warm in Winter bags provided by the local charity Small Acts of Kindness. Our teams have volunteered with the charity to pack bags, which include practical items such as a fleece blanket, thermal hats and gloves, hot drinks, an information pack providing help and support, and - unique to Three Rivers - a resistance band and exercise list to encourage recipients to build strength to maintain independence and mobility in their homes. Bags can be collected from Three Rivers House or [Healthy Hub locations](#).

Signposting

[Healthy Hubs](#) are one stop shops across the district that provide an in person service to residents, to signpost or refer them to support.

[Herts Help](#) is a virtual and telephone service provided by Hertfordshire County Council that supports people to find independent support, guidance and information.

Council website

The ["Cost of Living" pages](#) on our website provide in depth information on a range of support services, as well as tips and information to reduce bills and save money.

Household Support Fund

Household Support Fund (HSF) is available for residents struggling with food and fuel costs. HSF is not emergency support. Our funding has been allocated to a range of community organisations supporting vulnerable residents. However, for residents who are not supported by any organisation, HSF can be requested through [Citizens Advice Service Three Rivers](#).

Hertfordshire Welfare Assistance

[Hertfordshire welfare assistance](#) is a support scheme to help Hertfordshire residents facing an immediate financial crisis. Applications can take up to 10 working days to process.

Community Supermarket

The Three Rivers [Community Supermarket](#) is in Mill End. Residents can find a wide range of healthy food options and everyday essentials. All items are priced under £1. Residents struggling with the cost of their weekly shops are welcome there. Residents will be required to sign up for a membership in advance, the first 8 visits free, and following this a small fee will be applicable.

Food Banks

Food bank distribution sites are in the following locations, Mill End, Croxley, Abbots Langley, Maple Cross and South Oxhey. Food bank vouchers can be obtained through the council, Citizens [Advice](#) Service Three Rivers and Herts Help. The [webpage](#) provides information on the individual food banks, and other organisations addressing food poverty.

Longer term support

National Energy Foundation

[Better Housing Better Health](#) aims to improve the health and well-being of people living in cold and damp homes, by providing practical impartial advice and support on energy efficiency measures and financial assistance to help reduce their energy bills. Their free phoneline offers advice and support to residents. A home visit service is also available.

The [Warm Homes Local Grant](#) enables qualifying households in Three Rivers and Watford to receive fully funded (free) energy efficiency improvements to their home – from insulation, heating controls and draught-proofing, to solar panels and heat pumps. Homeowners and privately renting tenants may be eligible for the funding if their home has an EPC rating of D, E, F or G, and they have a household income below £36,000 per year or someone in the household receives means-tested benefits such as Universal Credit, Pension Credit, or Housing Benefit.

The grant is open for applications now and is expected to run until March 2028.



Cold Weather Information (continued)



The [Three Rivers Fuel Poverty Grant](#) is a limited pot of grant funding administered by the National Energy Foundation which aims to help households who are not eligible for other grant schemes with funding towards the cost of energy efficiency improvements, including emergency boiler replacements. Homeowners can get up to £2,500 of grant funding, and privately renting tenants can get up to £1,500 grant funding.

To be eligible, the home should have an EPC rating of D-G and a household income below £40,000 per year.

To apply, residents can contact Better Housing Better Health by phone 0800 107 0044 or email: bhbh@nef.org.uk

Please get in touch if you have any questions or are aware of other local resources we can promote on our website.

Reporting Graffiti


To report any graffiti in the district please use the link which will bring you to the Street care and cleaning page on our website.

<https://www.threerivers.gov.uk/services/waste-and-recycling/street-care-and-cleaning#Graffiti%20and%20fly-posting>

Members of the Public can also use this route to report.

These can also be reported through the My Three Rivers self-service platform.





[Home](#) > [Council services](#) > [Waste and recycling](#) > [Street care and cleaning](#)

Street care and cleaning

More about street care, litter collection, dog fouling, graffiti and fly-tipping

In this section

- Street sweeping and litter collection
- Graffiti and fly-posting**
- Fly-tipping
- Fly-tipping for landowners
- Dog bins and dog fouling
- Dealing with leaf fall

Graffiti

[Please report any graffiti in the district.](#)

We aim to remove/cover up graffiti from property owned by Three Rivers District Council within five working days of it being reported. More offensive graffiti will be removed within two working day.

[Report graffiti](#)

Fly-posting is displaying posters, adverts and other promotional items on buildings, lampposts, bins and other street furniture without the required advertising consent. We remove unauthorised adverts on council property.

Fly-posting is a criminal offence, and you can be given a Fixed Penalty Notice of £80 if found to be putting up an illegal advert or a fine of up to £2,500 per advert.

For guidance on how to advertise legally outside, [see our outdoor advertisements page](#).

If you notice a problem with fly-posting, please report it to us.

[Report fly-posting](#)

Successful Sustainable Streets Programme Re-Launched in Three Rivers



Last year Three Rivers District Council and its partner, Grand Union Community Energy (GUCE) invited groups of neighbours from streets in the district to take part in the Transition Streets programme which aimed to connect people, empower environmental action, and transform places.

After a successful pilot, the project, now called Sustainable Streets, will be extended and opened to more residents for another year.

Under Sustainable Streets, small groups of neighbours meet in each other's homes over a few months to complete a FREE programme of seven short, home-based workshops covering key topics to save money and cut carbon emissions: energy, food, travel, water, resource use, and nature.

The Sustainable Streets programme helps people reduce their bills and live more sustainably by taking practical action together.

Residents interested in applying to the free Sustainable Streets programme should [complete a simple online form](#).

Find out more about Sustainable Streets [here](#).

A representative from GUCE will manage the Sustainable Streets programme in Three Rivers and facilitate the workshops with residents.

How You Can Help:

Sustainable Streets is an award-winning initiative which has proven effective in encouraging communities to improve the sustainability of their homes, lifestyles, and streets, while creating more caring, connected places.

During the Three Rivers pilot, three groups of neighbours, comprising 22 people, successfully completed the programme and each group took actions to green their homes, change lifestyle choices, and form closer connections with their communities. As a result of participating in Transition Streets, residents organised a community litter pick, shared harvested rainwater and household items, and collectively purchased organic produce. Participants were also offered free thermal images of their homes to help identify areas of heat loss in the winter, which inspired some group members to improve the energy efficiency of their homes with insulation, solar panels, heat pumps and more.

We would greatly appreciate your support in raising awareness about the free Sustainable Streets programme among residents in your wards, and any community partners you engage with.



Want to combat rising bills?

Concerned about the effects of climate change?

Looking to connect with your community?

WILL YOUR STREET JOIN IN?

Apply to Sustainable Streets today!

Reminder: Warm Homes Local Grant Funding Available



Watford Borough Council and Three Rivers District Council were awarded £3.75million Warm Homes Local Grant funding from the Government's Department for Energy Security and Net-Zero, to improve the energy efficiency of cold and draughty privately rented and owner-occupied homes from April 2025 until 2028.

Under the Grant, eligible households can receive up to £30,000 of fully funded (free) energy-saving home improvements, such as: wall, loft or underfloor insulation, draught-proofing, heating controls, solar panels, and heat pumps.

Eligibility Criteria:

Homeowners and privately renting tenants can apply for this funding if they live in a property with a low energy efficiency rating (EPC ratings of D, E, F or G) and meet any of the following criteria:

A household income of £36,000 per year or less; OR

A person in the household receives means-tested benefits; OR

The property is located in a postcode with higher levels of economic deprivation (Income Deciles 1-2 of the Indices of Multiple Deprivation). In Three Rivers, this is limited to postcodes in South Oxhey.

To Apply:

The National Energy Foundation are acting as managing agent to deliver the funding to eligible residents.

Residents can apply for the funding the following ways:

By phone: [0800 107 0044](tel:08001070044) (free to call, weekdays 9am-5pm)

By email: bhbh@nef.org.uk

Apply Online: <https://www.bhbh.org.uk/make-a-referral/>

For more information, please visit: www.threerivers.gov.uk/warm-homes

Many residents will be struggling with ongoing cost-of-living pressures and high energy bills, so please share this funding widely with your networks.

Upgrade your home for free

Grants of up to £30,000 available for energy-saving improvements to eligible homes

- Wall insulation
- Loft insulation
- Floor insulation
- Solar panels
- Heating controls
- Heat pumps



Three Rivers District Council

Starters and Leavers in October 2025



Leavers

Employee Name	Job Title
Stephen Savage	Crematorium Administrator
Andy Robbins	Grounds Maintenance Operative
Jay Williams	Community Liaison Officer

Starters

Employee Name	Job Title
Helen Wildsmith	Crematorium Administrator
Kathryn Goodman	Customer Service Centre Representative



CSC Call Stats - October 2025

Phone Call Statistics – October 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
4,826	0 min 10 secs	1 min 13 secs	10 mins 01 secs	65.88%	84.26%	94.06%	99.99% (1 person waited over 10 mins)	100%	100%	100%	100%	100%



Calendar of Meetings

December 2025

Policy and Resources Committee	Monday	01
Regulatory Services Committee and Licensing Committee	Wednesday	03
Full Council	Tuesday	09
Connecting Three Rivers (10am)	Thursday	11
Planning Committee	Thursday	11

This information is correct as of 9.20am Thursday 20 November. 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 – November 2025

CHAIR / VICE-CHAIR OF THE COUNCIL'S CIVIC ENGAGEMENTS FOR NOVEMBER 2025	
Sunday, 9 th November	Councillor S King, Chair of the Council attended Remembrance Sunday service at Carpenders Park & South Oxhey Methodist Church.