



MEMBERS INFORMATION BULLETIN

December 2025

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December 2025 - Committee Items

GENERAL PUBLIC SERVICES AND COMMUNITY ENGAGEMENT

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CLIMATE CHANGE AND LEISURE

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



4 Appeals Received from 25/11/25 to 24/12/25

Planning ref number	Appeal Lodged date	Appeal ref number	Committee or delegated
25/1303/FUL Overbury Woodside Walk Northwood HA6 3ET	26/11/2025	25/0043/REF	DEL
25/1402/FUL 165 -167 Hampermill Lane Oxhey Hall Hertfordshire	28/11/2025	25/0044/COND	DEL
24/1652/RSP Normandy 7 Wolsey Road Moor Park Northwood Hertfordshire HA6 2HN	03/12/2025	25/0045/REF	DEL
25/1160/RSP 2 Prangnell Hill House 23 Trowley Rise Abbots Langley Hertfordshire WD5 0LN	26/11/2025	25/0042/REF	COM

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



2 Appeals Determined from 25/11/25 to 24/12/25

Planning ref number	Appeal decision date	Appeal ref number	Committee or delegated	Decision
25/1213/FUL Stamhus Troutstream Way Loudwater Rickmansworth Hertfordshire WD3 4LB	09/12/2025	25/0036/REF	Delegated Decision	Appeal Dismissed
25/0080/FUL D K Engineering Little Green Street Farm Green Street Chorleywood Rickmansworth Hertfordshire WD3 6EA	02/12/2025	25/0027/REF	Delegated Decision	Appeal allowed



Decisions

165 Decisions from 25/11/25 to 24/12/25

Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1773/DIS	Discharge of Conditions 3 (External Materials), 4 (Landscaping), 5 (Energy Statement), 6 (Bin Storage), 7 (Surface Water Drainage), 8 (Construction Method Statement) pursuant to planning permission 23/2165/FUL Greenways Seabrook Road Kings Langley Hertfordshire	Determined - DIS apps	04/12/2025	Delegated Decision	Abbots Langley And Bedmond
25/1818/FUL	Construction of single storey rear extension 82 Abbots Road Abbots Langley Hertfordshire WD5 0BH	approved	16/12/2025	Delegated Decision	Abbots Langley And Bedmond
25/2036/PDE	Prior Approval: Single storey rear extension (depth 8.00 metres, maximum height 2.80 metres, maximum eaves height 2.80 metres) 151 Toms Lane Kings Langley Hertfordshire WD4 8PA	withdrawn	17/12/2025	Withdrawn	Abbots Langley And Bedmond
25/1847/DIS	Discharge of Conditions 5 (Access 1) and 10 (Access Works 2) pursuant to planning permission 23/1795/FUL 35 High Street Abbots Langley Hertfordshire WD5 0AA	Determined - DIS apps	17/12/2025	Delegated Decision	Abbots Langley And Bedmond
25/1905/FUL	Demolition of existing outbuilding and conservatory; construction of single storey side and rear extension and first floor rear extension 12 Oak Green Way Abbots Langley Hertfordshire WD5 0PJ	approved		Delegated Decision	Abbots Langley And Bedmond



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1909/FUL	Creation of vehicle access and dropped kerb onto Henderson Place 318 Toms Lane Kings Langley Hertfordshire WD5 0RB	approved	16/12/2025	Committee Decision	Abbots Langley And Bedmond
25/1719/FUL	Construction of single storey rear extension, rooflight to rear elevation 132 Abbots Road Abbots Langley Hertfordshire WD5 0BL	approved	19/12/2025	Delegated Decision	Abbots Langley And Bedmond
25/1894/FUL	Construction of single storey rear extension and conversion of garage into habitable accommodation 131 Greenfield Avenue Carpenders Park Watford Hertfordshire WD19 5DG	approved	16/12/2025	Delegated Decision	Carpenders Park
25/1932/CLPD	Certificate of Lawfulness Proposed Development: Erection of front porch; loft extension including hip-to-gable roof extension with rear dormer window and front rooflights 116 Penrose Avenue Carpenders Park Watford Hertfordshire WD19 5AA	approved	16/12/2025	Delegated Decision	Carpenders Park
25/1942/CLPD	Certificate of Lawfulness Proposed Development: Conversion of double garage into habitable accommodation with windows and rooflights 20 Wellington Close Carpenders Park Watford Hertfordshire WD19 5BF	withdrawn	26/11/2025	Withdrawn	Carpenders Park



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1846/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable roof extension with rear dormer and front rooflights 74 Greenfield Avenue Carpenders Park Watford Hertfordshire WD19 5DH	approved	19/12/2025	Delegated Decision	Carpenders Park
25/1858/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 3.10 metres, maximum eaves height 2.95 metres) 10 Margeholes Carpenders Park Watford Hertfordshire WD19 5AP	approved	08/12/2025	Delegated Decision	Carpenders Park
25/1859/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 2.83 metres, maximum eaves height 2.73 metres) 42 Margeholes Carpenders Park Watford Hertfordshire WD19 5AR	no objection	05/12/2025	Delegated Decision	Carpenders Park
25/1836/FUL	Erection of single-storey rear extension 123 St Georges Drive Carpenders Park Watford Hertfordshire WD19 5HE	approved	23/12/2025	Delegated Decision	Carpenders Park
25/1946/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 3.70 metres, maximum eaves height 2.50 metres) 42 Greenfield Avenue Carpenders Park Watford Hertfordshire WD19 5DN	refused	24/12/2025	Delegated Decision	Carpenders Park



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1931/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 2.80 metres, maximum eaves height 2.80 metres) 116 Penrose Avenue Carpenders Park Watford Hertfordshire WD19 5AA	withdrawn	09/12/2025	Withdrawn	Carpenders Park
25/1627/FUL	Demolition of existing garage and construction of single storey rear extension and raised rear patio with stepped access and glass balustrading, erection of front porch 100 Penrose Avenue Carpenders Park Watford Hertfordshire WD19 5AA	refused	26/11/2025	Delegated Decision	Carpenders Park
25/1707/FUL	Demolition of existing dwelling and erection of a new two storey detached dwelling with accommodation in the roofspace served by dormers and rooflights, heatpumps and solarpanels with associated parking and landscaping works Hillthorpe Sarratt Lane Loudwater Rickmansworth Hertfordshire WD3 4AZ	approved	08/12/2025	Delegated Decision	Chorleywood North And Sarratt
25/1888/FUL	Construction of single storey rear extension; loft extension including increase in ridge height with front/rear dormers and front rooflights; relocation of entrance door, alterations to fenestration and internal alterations. Tarn Dunny Lane Belsize Kings Langley Hertfordshire WD4 9DQ	approved	19/12/2025	Delegated Decision	Chorleywood North And Sarratt



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1806/FUL	Construction of single-storey side extension to existing outbuilding Corner Lodge Sarratt Road Rickmansworth Hertfordshire WD3 3JF	approved	19/12/2025	Delegated Decision	Chorleywood North And Sarratt
25/1685/DIS	Discharge of Conditions 3 (Habitat Management and Monitoring Plan), 4 (Construction Management Plan), 6 (ASHP Details), 7 (Construction Ecological Management Plan), 9 (External Materials) pursuant to planning permission 24/1950/FUL Cottage Farm Redhall Lane Chandlers Cross Rickmansworth Hertfordshire WD3 4LT	Determined - DIS apps	17/12/2025	Delegated Decision	Chorleywood North And Sarratt
25/1648/FUL	Demolition of existing outbuilding, construction of part single-storey, part two-storey front and rear extensions, front dormer window, rear rooflights, relocation of front entrance door, alterations to fenestration, alterations to external materials, and associated internal alterations. Popes Croft Chandlers Lane Chandlers Cross Rickmansworth Hertfordshire WD3 4NE	refused	08/12/2025	Delegated Decision	Chorleywood North And Sarratt
25/1752/DIS	Discharge of Conditions 1 (Standard timelimit), 2 (Plans), 3 (Tree Protection), 4 (Energy Statement), 5 (Heat Pump), 6 (Boundary Treatment), 7 (Hard Landscaping), 8 (Soft Landscaping), 9 (Obscure Glazing), 10 (Materials), 11 a) and b) (Self build) pursuant to planning permission 24/1837/FUL Meldon Chenies Road Chorleywood Rickmansworth Hertfordshire WD3 5LY	Determined - DIS apps	10/12/2025	Delegated Decision	Chorleywood North And Sarratt



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1810/CLPD	Certificate of Lawfulness Proposed Development: Alterations and extension to existing driveway 3 Briery Field Chorleywood Rickmansworth Hertfordshire WD3 5TG	approved	15/12/2025	Delegated Decision	Chorleywood North And Sarratt
25/1811/FUL	Demolition of existing garage, utility and shed and construction of single storey side to rear extension with front/rear rooflights and rear roof lanterns, replacement of front door, windows and roof tiles, removal of chimney, external materials including render 3 Briery Field Chorleywood Rickmansworth Hertfordshire WD3 5TG	approved	15/12/2025	Delegated Decision	Chorleywood North And Sarratt
25/1938/CLPD	Certificate of Lawfulness Proposed Development: Demolition of existing conservatory and construction of single storey side and two storey rear extensions, erection of an outbuilding Willow Cottage Penmans Green Sarratt Kings Langley Hertfordshire WD4 9AZ	approved	17/12/2025	Delegated Decision	Chorleywood North And Sarratt
25/1294/FUL	Construction of 9no. residential dwellings (Use Class C3), with associated rerouting of public footpath, access, parking and landscaping works Land Adjoining Sarratt Lane Loudwater Hertfordshire	refused	12/12/2025	Committee Decision	Chorleywood North And Sarratt
25/1807/DIS	Discharge of Condition 13(External lighting) pursuant to planning permission 25/0438/FUL The Grove Grove Mill Lane Grove Mill Rickmansworth Hertfordshire WD3 4TG	Determined - DIS apps	05/12/2025	Delegated Decision	Chorleywood North And Sarratt



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1689/FUL	Installation of 19no. solar panels to roof of building Great Moonshine (Garage) Bragmans Lane Sarratt Hemel Hempstead Hertfordshire HP3 0PL	approved	15/12/2025	Delegated Decision	Chorleywood North And Sarratt
25/1690/LBC	Listed Building Consent: Installation of 19no. solar panels to roof of building Great Moonshine (Garage) Bragmans Lane Sarratt Hemel Hempstead Hertfordshire HP3 0PL	approved	15/12/2025	Delegated Decision	Chorleywood North And Sarratt
25/1710/FUL	Construction of first floor side extension Norcott House Commonwood Sarratt Kings Langley Hertfordshire WD4 9BA	approved	28/11/2025	Delegated Decision	Chorleywood North And Sarratt
25/1799/FUL	Erection of outbuilding (yurt) to frontage for use as a counselling clinic. Great Wheelers Farm The Green Sarratt Rickmansworth Hertfordshire WD3 6BJ	withdrawn	23/12/2025	Withdrawn	Chorleywood North And Sarratt
25/1819/DIS	Discharge of Condition 4 (Arboricultural Method Statement) pursuant to planning permission 25/1267/FUL Talland Chorleywood Road Rickmansworth Hertfordshire WD3 4ER	Determined - DIS apps	12/12/2025	Delegated Decision	Chorleywood North And Sarratt



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/2000/CLPD	Certificate of Lawfulness Proposed Development: Installation of external insulation and render Woodcroft Cherry Hill Loudwater Rickmansworth Hertfordshire WD3 4JT	withdrawn	16/12/2025	Withdrawn	Chorleywood North And Sarratt
25/1218/FUL	Installation of solar panels on the roofs including flat and pitched roof forms York House School Sarratt Road Rickmansworth Hertfordshire WD3 4LW	withdrawn	01/12/2025	Withdrawn	Chorleywood North And Sarratt
25/1219/LBC	Listed Building Consent: Installation of solar panels on the roofs including flat and pitched roof forms York House School Sarratt Road Rickmansworth Hertfordshire WD3 4LW	withdrawn	01/12/2025	Withdrawn	Chorleywood North And Sarratt
25/1591/RSP	Part Retrospective: Variation of Condition 2 (Plans) pursuant to planning permission 23/0240/FUL to allow for the re-siting of the air source heat pump to the rear, alterations to fenestration detail and rooflights. The Croft 62 Green Street Chorleywood Rickmansworth Hertfordshire WD3 5QR	approved	03/12/2025	Delegated Decision	Chorleywood North And Sarratt
25/1741/FUL	Variation of Condition 3 (Materials) pursuant to planning permission 25/0791/FUL to allow replacement of windows from timber to UPVC 28 Dawes Lane Sarratt Rickmansworth Hertfordshire WD3 6BB	approved	02/12/2025	Delegated Decision	Chorleywood North And Sarratt



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1755/BGP	Discharge of Biodiversity Gain Plan pursuant to planning permission 24/1950/FUL Cottage Farm Redhall Lane Chandlers Cross Rickmansworth Hertfordshire WD3 4LT	refused	17/12/2025	Delegated Decision	Chorleywood North And Sarratt
25/1849/DIS	Discharge of Conditions 3 (Materials) and 6 (Bat Box) pursuant to planning permission 25/0726/FUL Doggetts Penmans Hill Chipperfield Kings Langley Hertfordshire WD4 9DJ	Determined - DIS apps	17/12/2025	Delegated Decision	Chorleywood North And Sarratt
25/1863/FUL	Construction of single storey rear extension, first floor side extension, alterations to front roof form and gables to rear dormers; relocation of entrance, internal alterations and alterations to fenestration, side rooflights and solar panels; external materials including render and metal cladding, erection of detached garage; removal and replacement of 1no. existing access with boundary fencing and associated landscaping works; repositioning of tennis court Ferndale Church Lane Sarratt Rickmansworth Hertfordshire WD3 6HN	withdrawn	22/12/2025	Withdrawn	Chorleywood North And Sarratt
25/0597/FUL	Change of use to a residential caravan site, for occupation by Gypsies/Travellers, comprising the siting of 2 static caravans with associated access and hardstanding. Land Adjoining Westwood End Bucks Hill Kings Langley Hertfordshire WD4 9AS	refused	19/12/2025	Delegated Decision	Chorleywood North And Sarratt



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1822/FUL	Construction of single storey rear extension and conversion of garage into habitable accommodation, replacement of front flat roof and new rooflight, replacement doors and windows, rear landscaping alterations including provision of outdoor seating area and associated land level alterations 10 Orchard Drive Chorleywood Rickmansworth Hertfordshire WD3 5QL	approved	15/12/2025	Delegated Decision	Chorleywood North And Sarratt
25/1759/DIS	Discharge of Condition 3 (Materials) pursuant to planning permission 22/1588/FUL 28 Valley Road Rickmansworth Hertfordshire WD3 4DS	Determined - DIS apps	08/12/2025	Delegated Decision	Chorleywood North And Sarratt
25/1718/FUL	Construction of a two-storey detached dwelling and detached carport with associated access, parking and hard and soft landscaping works Land Adjacent To Ashwood Bucks Hill Kings Langley Hertfordshire	refused	16/12/2025	Delegated Decision	Chorleywood North And Sarratt
25/2014/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	Determined - DIS apps	23/12/2025	Delegated Decision	Chorleywood South And Maple Cross



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1852/FUL	Variation of Condition 2 (plans) pursuant to planning permission 23/1569/FUL to allow repositioning of building, alterations to the placement of balconies, alterations to windows, erection of dormer above staircase, removal of green roof to bin/bike stores Garages Adjacent 13 To 23 Pollards Maple Cross Hertfordshire	approved	16/12/2025	Committee Decision	Chorleywood South And Maple Cross
25/1790/FUL	Construction of a part single, part two storey rear extension; first floor front extension over the existing garage; two storey front extension; front/rear rooflights; alterations to external materials and alterations to fenestration. Fermain 35 Blacketts Wood Drive Chorleywood Rickmansworth Hertfordshire WD3 5PY	approved	11/12/2025	Delegated Decision	Chorleywood South And Maple Cross
25/2082/DIS	Discharge of Condition 11(Dust Management Plan) pursuant to planning permission 24/1963/FUL Maple Cross House, Denham Way And Kier Offices Off Maple Lodge Close, Maple Cross Rickmansworth Hertfordshire WD3 9SW	Determined - DIS apps	23/12/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1970/FUL	Construction of granny annex in rear garden 33 Carpenters Wood Drive Chorleywood Rickmansworth Hertfordshire WD3 5RN	approved	19/12/2025	Delegated Decision	Chorleywood South And Maple Cross



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/2122/DIS	Discharge of Condition 6 (Materials) pursuant to planning permission 25/1852/FUL Garages Adjacent 13 To 23 Pollards Maple Cross Hertfordshire	Determined - DIS apps	18/12/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1833/FUL	Construction of single storey rear extension. 87 Franklins Maple Cross Rickmansworth Hertfordshire WD3 9SY	approved	16/12/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1758/FUL	Demolition of existing two storey and single storey side extension, construction of two storey front, side and rear extensions, internal alterations and alterations to fenestration, relocation of entrance door, side rooflight and replacement roof, external materials including dark brick, timber panelling and metal surrounding Lambscroft Berry Lane Chorleywood Rickmansworth Hertfordshire WD3 5ET	withdrawn	05/12/2025	Withdrawn	Chorleywood South And Maple Cross
25/1841/FUL	Construction of single storey rear extension with associated rear patio landscaping Chorley Cottage 1 Haddon Road Chorleywood Rickmansworth Hertfordshire WD3 5AW	approved	16/12/2025	Delegated Decision	Chorleywood South And Maple Cross



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/2162/NMA	Non-material amendment to planning permission 24/1576/FUL to allow replacement of windows, alterations to external materials including render to first floor level and stock brick slips to ground floor level, installation of external insulation. Langsett 22 Chorleywood Bottom Chorleywood Rickmansworth Hertfordshire WD3 5JR	refused	19/12/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1528/DIS	Discharge of Condition 11 (Dust Management Plan) pursuant to planning permission 24/1963/FUL Maple Cross House And Kier Southern Building Maple Cross Rickmansworth WD3 9SE	withdrawn	28/11/2025	Withdrawn	Chorleywood South And Maple Cross
25/1791/FUL	Construction of single storey rear extension, alterations to fenestration and replacement of windows Briar House 32A Berks Hill Chorleywood Rickmansworth Hertfordshire WD3 5AH	approved	23/12/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1890/FUL	Construction of single storey rear extension and loft conversion including roof extension with dutch-gable to the rear and side rooflights 2 Brushwood Drive Chorleywood Rickmansworth Hertfordshire WD3 5RT	approved	19/12/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1817/DIS	Discharge of Condition 11 (Materials) pursuant to planning permission 22/0033/FUL Hertford Place Denham Way Maple Cross Hertfordshire	Determined - DIS apps	25/11/2025	Delegated Decision	Chorleywood South And Maple Cross



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
24/0621/RSP	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. Badger Cottage Old Uxbridge Road West Hyde Rickmansworth Hertfordshire WD3 9XY	refused	23/12/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1985/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 3.00 metres, maximum eaves height 3.00 metres) 128 Longcroft Road Maple Cross Rickmansworth Hertfordshire WD3 9TX	withdrawn	16/12/2025	Withdrawn	Chorleywood South And Maple Cross
25/2123/DIS	Discharge of Condition 8 (Materials) pursuant to planning permission 23/1570/FUL Garages Rear Of 22 To 32 Pollards Maple Cross Hertfordshire	Determined - DIS apps	18/12/2025	Delegated Decision	Chorleywood South And Maple Cross
25/1917/FUL	Construction of part-single, part-two storey rear extension, conversion of garage into habitable accommodation 167 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3ED	approved	19/12/2025	Delegated Decision	Dickinsons



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1870/FUL	Demolition of existing outbuilding and construction of part-single, part-two storey front, side and rear extension with terrace balcony, creation of loft accommodation above the garage; loft conversion including roof alterations, rear dormer windows, side rooflights, solar panels, alterations to fenestration, creation of new access; boundary treatments including brick piers, boundary wall and metal railings, timber entrance gates. Downfield 49 Copthorne Road Croxley Green Rickmansworth Hertfordshire WD3 4AH	withdrawn	25/11/2025	Withdrawn	Dickinsons
25/1889/DIS	Discharge of Condition 10 (Fire Hydrants) pursuant to planning permission 24/1750/FUL. Grove Court Grove Crescent Croxley Green Hertfordshire	Determined - DIS apps	25/11/2025	Delegated Decision	Dickinsons
25/1801/PDE	Prior Approval: Single storey rear extension (depth 6.60 metres, maximum height 3.00 metres, maximum eaves height 3.00 metres) 164 Grove Crescent Croxley Green Rickmansworth Hertfordshire WD3 3JP	withdrawn	04/12/2025	Withdrawn	Dickinsons
25/1963/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable roof extension with rear dormer and front rooflights 49 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3DS	approved	17/12/2025	Delegated Decision	Dickinsons
25/1766/FUL	Loft conversion including hip to gable extension and rear dormer 5 Nuttfield Close Croxley Green Rickmansworth Hertfordshire WD3 3AT	approved	19/12/2025	Delegated Decision	Dickinsons



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1699/FUL	Demolition of existing conservatory, re-roofing and alteration to rear fenestration and replacement windows and doors Fernley House The Green Croxley Green Rickmansworth Hertfordshire WD3 3HT	approved	02/12/2025	Delegated Decision	Dickinsons
25/1762/FUL	Removal of existing crossover and construction of new crossover 63 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3DS	approved	15/12/2025	Delegated Decision	Dickinsons
25/1874/FUL	Conversion of existing garage into habitable accommodation and extension to driveway 60 Windmill Drive Croxley Green Rickmansworth Hertfordshire WD3 3FE	approved	22/12/2025	Delegated Decision	Dickinsons
25/1855/FUL	Demolition of existing dwelling and construction of a self-build two-storey dwelling with basement and accommodation in the roof served by a crown roof and front and rear dormers and flank rooflights; and alterations to driveway 24 Copthorne Road Croxley Green Rickmansworth Hertfordshire WD3 4AQ	approved	19/12/2025	Delegated Decision	Dickinsons
25/1612/FUL	Demolition of existing single storey side extension and construction of single storey side and rear extension and first floor side extension. 193A Watford Road Croxley Green Hertfordshire WD3 3EH	approved	16/12/2025	Delegated Decision	Dickinsons



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25/1613/FUL	Demolition of existing single storey rear extension and erection of new single storey rear extension 193 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3EH	approved	16/12/2025	Delegated Decision	Dickinsons
25/1664/DIS	Discharge of Condition 3 (Materials) pursuant to planning permission 24/0795/FUL 1 Green Lane Croxley Green Rickmansworth Hertfordshire WD3 3HR	Determined - DIS apps	25/11/2025	Delegated Decision	Dickinsons
25/1723/FUL	Demolition of existing garage and conservatory and construction of single storey rear extension and new roof over the existing first floor rear projection; sub-division of plot and construction of two storey semi-detached self build dwelling with associated access, parking and landscaping works South Cottage 37 Yorke Road Croxley Green Rickmansworth Hertfordshire WD3 3DW	approved	19/12/2025	Delegated Decision	Dickinsons
25/1860/CLPD	Certificate of Lawfulness Proposed Development: Conversion of garage into habitable accommodation, new window to side elevation 17 Appleby Drive Croxley Green Rickmansworth Hertfordshire WD3 3FP	withdrawn	12/12/2025	Withdrawn	Durrants
25/1726/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable roof extension, rear juliet dormer and front rooflights; erection of side window 28 Winton Drive Croxley Green Rickmansworth Hertfordshire WD3 3RE	approved	01/12/2025	Delegated Decision	Durrants



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1871/FUL	Construction of first floor rear extension 11 Richmond Way Croxley Green Rickmansworth Hertfordshire WD3 3SF	approved	22/12/2025	Delegated Decision	Durrants
25/1935/CLPD	Certificate of Lawfulness Proposed Development: Refurbishment of existing play area with associated landscaping works Barton Way Recreation Ground Barton Way Croxley Green Hertfordshire	approved	19/12/2025	Delegated Decision	Durrants
25/2040/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 3.24 metres, maximum eaves height 3.00 metres) 17 Winton Crescent Croxley Green Rickmansworth Hertfordshire WD3 3QX	no objection	17/12/2025	Delegated Decision	Durrants
25/1792/CLPD	Certificate of Lawfulness Proposed Development: Stationing of twin-unit mobile home for ancillary residential use. 41 Durrants Drive Croxley Green Rickmansworth Hertfordshire WD3 3NZ	approved	17/12/2025	Delegated Decision	Durrants
25/1924/PDE	Prior Approval: Single storey rear extension (depth 3.60 metres, maximum height 3.10 metres, maximum eaves height 2.95 metres) 8 Hertford Close Croxley Green Rickmansworth Hertfordshire WD3 3FY	no objection	15/12/2025	Delegated Decision	Durrants



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1705/FUL	Construction of single storey front and side extension 73 Springfield Close Croxley Green Rickmansworth Hertfordshire WD3 3HG	approved	26/11/2025	Delegated Decision	Durrants
25/1526/RSP	Part Retrospective: Construction of single storey rear extension with parapet walls and sedum roof, provision of windows to the side elevation, removal of chimney breast; alteration to external materials including insulation and render and fenestration. 251 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LH	approved	05/12/2025	Delegated Decision	Durrants
25/1765/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable roof extension, with rear dormer and front rooflights; installation of window to the side elevation 73 Springfield Close Croxley Green Rickmansworth Hertfordshire WD3 3HG	approved	01/12/2025	Delegated Decision	Durrants
25/1515/DIS	Discharge of Conditions 3A (Highways Improvements), 13 (Drainage scheme), 21 (Landscaping) and 23 (Construction and Environmental Management Plan) pursuant to planning permission 24/1304/FUL South Bend Station Road Kings Langley Hertfordshire WD4 8LL	Determined - DIS apps	27/11/2025	Delegated Decision	Gade Valley
25/1644/FUL	Construction of single-storey rear extension, raised patio, and associated fencing. 3 Hazelbury Avenue Abbots Langley Hertfordshire WD5 0DE	approved	02/12/2025	Delegated Decision	Gade Valley



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1727/RSP	Retrospective: Installation of permeable hardstanding Land Adjacent North Grove Cottages Watford Road Hunton Bridge Hertfordshire	approved	16/12/2025	Delegated Decision	Gade Valley
25/1120/FUL	Internal alterations to existing building to replace residents lounge with the construction of 1no. dwelling Millworks Home Park Mill Link Kings Langley Hertfordshire	approved	01/12/2025	Delegated Decision	Gade Valley
25/1783/DIS	Discharge of Condition 25 (Surface Water Drainage) pursuant to planning permission 24/1568/FUL Lidl Great Britain Limited Hempstead Road Watford Hertfordshire	Determined - DIS apps	04/12/2025	Delegated Decision	Gade Valley
25/1476/FUL	Demolition of existing two storey side extension and single storey rear extension, and erection of part-single storey, part-two storey side extension and single storey rear extension, replacement windows. 8 Railway Terrace Kings Langley Hertfordshire WD4 8JB	approved	28/11/2025	Delegated Decision	Gade Valley
25/2101/NMA	Non-material amendment to planning permission 24/1562/FUL to allow for the retention of parts of the existing front elevation Unit 3 Langley Wharf Railway Terrace Kings Langley Hertfordshire WD4 8JE	approved	16/12/2025	Delegated Decision	Gade Valley
25/1724/PDT	Prior approval: Enlargement of the dwellinghouse by the construction of one additional storey (2.96m height) and raising of roof ridge to result in an overall height of 9.02m (Class AA) 90 Toms Lane Kings Langley Hertfordshire WD4 8NL	approved	28/11/2025	Delegated Decision	Gade Valley



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1795/FUL	Demolition of existing single storey rear extension and construction of single storey rear extension 25 Primrose Hill Kings Langley Hertfordshire WD4 8HZ	approved	11/12/2025	Delegated Decision	Gade Valley
25/2015/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including rear dormer and front/rear rooflights 28 Gable Close Abbots Langley Hertfordshire WD5 0LD	approved	23/12/2025	Delegated Decision	Gade Valley
25/1744/DIS	Discharge of Conditions 3 (Hard&Soft Landscaping), 4 (Waste Storage&Collection), 6 (Noise Impact Assessment), 8 (Boundary Treatment), 9 (Vehicles Tracking Details) pursuant to planning permission 24/0653/FUL Oak Lodge Toms Lane Kings Langley Hertfordshire WD4 8NH	Determined - DIS apps	28/11/2025	Delegated Decision	Gade Valley
25/1694/DIS	Discharge of Condition 6 (Contamination) pursuant to planning permission 24/1568/FUL Lidl Great Britain Limited Hempstead Road Watford Hertfordshire	Determined - DIS apps	16/12/2025	Delegated Decision	Gade Valley
25/1725/DIS	Discharge of Condition 4 (Landscape and Ecological Management Plan) pursuant to planning permission 24/1568/FUL Lidl Great Britain Limited Hempstead Road Watford Hertfordshire	withdrawn	15/12/2025	Withdrawn	Gade Valley
25/1734/CLPD	Certificate of Lawfulness Proposed Development: Construction of single storey rear extension 62 Furtherfield Abbots Langley Hertfordshire WD5 0PN	approved	02/12/2025	Delegated Decision	Leavesden



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1983/DIS	Discharge of Condition 12 (Travel Plan) pursuant to planning permission 25/1308/FUL Warner Bros. Studios Leavesden Warner Drive Watford Hertfordshire WD25 7LP	Determined - DIS apps	25/11/2025	Delegated Decision	Leavesden
25/1749/FUL	Construction of single storey rear extension 5 Hurricane Way Abbots Langley Hertfordshire WD5 0TF	approved	08/12/2025	Delegated Decision	Leavesden
25/1856/FUL	Demolition of existing rear conservatory and construction of single storey rear extension, conversion of existing garage into habitable accommodation. 9 Magnolia Avenue Abbots Langley Hertfordshire WD5 0SW	approved	17/12/2025	Delegated Decision	Leavesden
25/2006/DIS	Discharge of Conditions 4 (Drainage - Construction Drawings and Details) and 5 (SuDS Management and Maintenance) pursuant to planning permission 25/1503/RSP Warner Bros. Studios Leavesden Warner Drive Watford Hertfordshire WD25 7LP	Determined - DIS apps	08/12/2025	Delegated Decision	Leavesden
25/1971/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including rear dormer and front rooflights 13 Bridger Close Garston Watford Hertfordshire WD25 9PB	withdrawn	16/12/2025	Withdrawn	Leavesden
25/1721/FUL	Erection of dropped kerb 6 Austin Villas Woodside Road Abbots Langley Watford Hertfordshire WD25 0GD	approved	15/12/2025	Delegated Decision	Leavesden



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1692/FUL	Construction of two storey side extension 46 Mutchetts Close Garston Watford Hertfordshire WD25 9TS	withdrawn	05/12/2025	Withdrawn	Leavesden
23/1797/FUL	Demolition of existing dwelling and buildings and erection of two storey detached building to create 17 no. flats, including lower ground floor level, first and second floor balconies and accommodation in the roofspace with dormers, rooflights, solar panels with associated parking and landscaping works Cedar House Sandy Lane Northwood HA6 3EZ	withdrawn	17/12/2025	Committee Decision	Moor Park And Eastbury
25/1651/RSP	Part Retrospective: Construction of single storey front/side extension to garage, erection of front portico, part single, part two storey gabled rear extension with roof accommodation served by rooflights, internal alterations, alterations to fenestration and change of external materials to include rendered finish 27 Crofters Road Northwood HA6 3EB	approved	09/12/2025	Delegated Decision	Moor Park And Eastbury
25/1903/RSP	Part-retrospective: Demolition of existing dwelling and summer house; construction of self build two storey detached dwelling with accommodation in the roofspace served by front/rear dormers and side rooflights, with associated parking and landscaping works. Green Hill Sandy Lane Northwood HA6 3ER	approved	16/12/2025	Delegated Decision	Moor Park And Eastbury
25/1674/FUL	Construction of two-storey rear extension, replacement side dormer, loft conversion including rooflights; internal alterations and alterations to fenestration 12 South Approach Moor Park Northwood Hertfordshire HA6 2ET	approved	02/12/2025	Delegated Decision	Moor Park And Eastbury



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1716/CLPD	Certificate of Lawfulness Proposed Development: Construction of an outbuilding Cartref Ormonde Road Moor Park Northwood Hertfordshire HA6 2EJ	approved	01/12/2025	Delegated Decision	Moor Park And Eastbury
25/1803/DIS	Discharge of Condition 6 (Arboricultural method Statement) ,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	04/12/2025	Delegated Decision	Moor Park And Eastbury
25/1922/CLPD	Certificate of Lawfulness Proposed Development: Demolition of existing outbuilding and construction of replacement outbuilding. 22 Westbury Road Northwood HA6 3BU	approved	17/12/2025	Delegated Decision	Moor Park And Eastbury
25/1501/FUL	Construction of first floor side extension, conversion of garage into habitable accommodation; loft conversion including rear dormer and front rooflights; alterations to rear fenestration 48 Bishops Avenue Northwood HA6 3DG	approved	19/12/2025	Delegated Decision	Moor Park And Eastbury
25/1854/RSP	Retrospective: Conversion of existing garage into habitable accommodation Rondo Sandy Lane Northwood HA6 3ER	approved	15/12/2025	Delegated Decision	Moor Park And Eastbury
25/1881/DIS	Discharge of Condition 6 (Ground Investigation Works) pursuant to planning permission 20/2782/FUL Murco Garage Site North Approach Moor Park Hertfordshire	Determined - DIS apps	05/12/2025	Delegated Decision	Moor Park And Eastbury



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1966/DIS	Discharge of Conditions 6 (Arboricultural Method Statement) and 7 (Trees Protection) pursuant to planning permission 25/1500/FUL Edgehill Sandy Lane Northwood HA6 3ES	Determined - DIS apps	17/12/2025	Delegated Decision	Moor Park And Eastbury
25/1384/VAR	Deed of Variation: Variation of the existing S106 Agreement (relating to planning permission 24/1137/FUL) to amend the Owners covenant to enable Allwyn to be bound by obligations due to delays in surrendering their leasehold interest and exclusion of First Owner, Second Owner and Mortgagee. No.3 To No.6 Wolsey Business Park Tolpits Lane Hertfordshire WD18 9BL	approved	04/12/2025	Delegated Decision	Moor Park And Eastbury
25/1364/FUL	Replacement of 2no. tennis courts with 3no. padel courts with associated protective mesh fencing and integrated floodlighting Moor Park Golf Club Moor Park Rickmansworth WD3 1QN	approved	03/12/2025	Delegated Decision	Moor Park And Eastbury
25/1794/RSP	Part-Retrospective: Construction of part single, part two storey rear extension; garage conversion and loft conversion including rear dormer window and front rooflights; extension to rear patio, with steps and retaining wall, heat pump; boundary treatments including addition of timber fence; internal alterations and alterations to fenestration. 63 Eastbury Road Northwood HA6 3AP	approved	17/12/2025	Delegated Decision	Moor Park And Eastbury
25/1768/FUL	Replacement of windows and installation of stone outline for front ground floor windows 14 Russell Road Moor Park Northwood Hertfordshire HA6 2LL	approved	09/12/2025	Delegated Decision	Moor Park And Eastbury



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1770/DIS	Discharge of Condition 6(Surface Water Management Plan) pursuant to planning permission 24/1137/FUL Wolsey Business Park Tolpits Lane Watford Hertfordshire WD18 9BL	Determined - DIS apps	03/12/2025	Delegated Decision	Moor Park And Eastbury
25/1957/FUL	Provision of additional vehicular access to create carriage driveway including alterations to hardstanding, and erection of front boundary wall and railings. 10 Westbury Road Northwood HA6 3BT	withdrawn	23/12/2025	Withdrawn	Moor Park And Eastbury
25/1952/DIS	Discharge of Condition 8(Construction Method Statement) pursuant to planning permission 25/1500/FUL Edgehill Sandy Lane Northwood HA6 3ES	Determined - DIS apps	17/12/2025	Delegated Decision	Moor Park And Eastbury
25/1733/FUL	Conversion of garage into habitable accommodation, erection of outbuilding; erection of front portico and rear pergola, alterations to front elevation including repainting of window frames, replacement of entrance door, replacement of hipped roof with gable and associated stone works; alterations to front landscaping 25 Bedford Road Moor Park Northwood Hertfordshire HA6 2AY	approved	02/12/2025	Delegated Decision	Moor Park And Eastbury
25/1414/RSP	Part Retrospective: Variation of Condition 2 (Plans) pursuant to planning permission 22/0818/FUL to allow alterations to fenestration detail and addition of rooflight to rear roofslope. 3 Heathside Close Moor Park Northwood Hertfordshire HA6 2EQ	withdrawn	04/12/2025	Withdrawn	Moor Park And Eastbury



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1933/NAC	Neighbouring Authority Consultation: Planning Inspectorate Notification of Application for Development Consent Order (Reference EN010158) - Construction, operation (including maintenance), and decommissioning of solar photovoltaic (PV) development and energy storage, together with associated infrastructure and an underground cable connection to the National Grid East Claydon substation Land South Of Buckingham Within 1.5km Of Steeple Claydon East Claydon Botolph Claydon And Calvert	no objection	26/11/2025	Delegated Decision	NOT IN DISTRICT See Details Under Parish
25/2080/NAC	Neighbouring Authority Consultation: London Borough Of Hillingdon: Redevelopment of the site to create the Hillingdon Watersports Facility and Activity Centre including demolition of existing Broadwater Lake Sailing Club [BSC] clubhouse at the north of the lake and erection of a building including changing facilities, meeting rooms, storage, Workshop and seasonal worker accommodation (sui generis), activity shelters; installation of pontoons and slipways; boat shed; equipment storage huts; boat parking and racking areas; camping area; outdoor activity areas; ecological enhancement throughout the site; new pedestrian routes through the peninsula; landscaping including new woodland, dense vegetation screens and boundary treatment; access road; localised dredging and land reclamation; relocation of existing sailing area and creation of floating reedbeds within the lake; coach drop off and turning area; vehicle parking; cycle parking; and associated works. [Re-consultation following submission of amended plans and documents] - London Borough of Hillingdon - 2382/APP/2023/2906 Broadwater Lake Moorhall Road Hillingdon Harefield UB9 6PE	no objection	15/12/2025	Delegated Decision	NOT IN DISTRICT See Details Under Parish
25/1929/FUL	Partial demolition of existing garage and construction of single storey side and rear extension 113 Oaklands Avenue Oxhey Hall Watford Hertfordshire WD19 4TN	approved	17/12/2025	Delegated Decision	Oxhey Hall And Hayling



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1405/FUL	Demolition of existing garage and construction of part-single, part-two storey front, side and rear extensions, loft extension including increase in ridge height and creation of crown roof, front rooflights, rear patio extension and installation of side window, external materials including render 72 Brookdene Avenue Oxhey Hall Watford Hertfordshire WD19 4LF	approved	10/12/2025	Delegated Decision	Oxhey Hall And Hayling
25/1796/CLPD	Certificate of Lawfulness Proposed Development: Construction of single storey rear extension, loft conversion including rear dormer and front rooflight, erection of front porch 29 Hayling Road South Oxhey Watford Hertfordshire WD19 7BN	approved	17/12/2025	Delegated Decision	Oxhey Hall And Hayling
25/1901/FUL	Construction of single storey front and side extension 50 Ashburnham Drive South Oxhey Watford Hertfordshire WD19 7PU	approved	16/12/2025	Delegated Decision	Oxhey Hall And Hayling
25/1530/FUL	Installation of a dropped kerb 17 Hampermill Lane Oxhey Hall Watford Hertfordshire WD19 4NS	approved	08/12/2025	Delegated Decision	Oxhey Hall And Hayling
25/1626/FUL	Construction of single storey front and side extension 200 Hayling Road South Oxhey Watford Hertfordshire WD19 7PR	approved	25/11/2025	Delegated Decision	Oxhey Hall And Hayling



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1703/FUL	Demolition of existing shed and garage; construction of part single, part two storey side and rear extensions, single storey front extension, loft conversion including rear dormer and front rooflights and rear landscaping works. 20 Embleton Road South Oxhey Watford Hertfordshire WD19 7PN	approved	16/12/2025	Delegated Decision	Oxhey Hall And Hayling
25/1797/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 3.00 metres, maximum eaves height 3.00 metres) 29 Hayling Road South Oxhey Watford Hertfordshire WD19 7BN	no objection	27/11/2025	Delegated Decision	Oxhey Hall And Hayling
25/1681/FUL	Construction of part single, part two storey rear extension, alterations to fenestration details. 7 Quickwood Close Rickmansworth Hertfordshire WD3 8LU	approved	26/11/2025	Delegated Decision	Penn And Mill End
25/1745/DIS	Discharge of Condition 8 (Contamination 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	02/12/2025	Delegated Decision	Penn And Mill End
25/2124/DIS	Discharge of Condition 8 (Materials) pursuant to planning permission 23/1619/FUL Garages Between 83 And 89 The Queens Drive Mill End Hertfordshire	Determined - DIS apps	19/12/2025	Delegated Decision	Penn And Mill End



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1482/FUL	Demolition of existing garage and conservatory and construction of part single, part two storey rear extension (to north east elevation) and single storey side extension (to south east elevation) and alterations to roof, replacement of entrance door, alterations to fenestration details and extension to patio. 61 Beacon Way Rickmansworth Hertfordshire WD3 7PB	approved	15/12/2025	Delegated Decision	Penn And Mill End
25/1851/FUL	Variation of Condition 2 (plans) pursuant to planning permission 23/1619/FUL to allow the omission of central ridge spanning the front facing gables, and alteration to the window blades on the front elevation Garages Between 83 And 89 The Queens Drive Mill End Hertfordshire	approved	16/12/2025	Committee Decision	Penn And Mill End
25/1562/FUL	Demolition of existing conservatory and construction of single storey rear extension, loft conversion including side dormer; rear juliet balconies, internal alterations and alterations to fenestration 111 Harefield Road Rickmansworth Hertfordshire WD3 1PB	approved	28/11/2025	Delegated Decision	Rickmanswor th Town
25/1609/PDM	Prior approval: Change of Use of the first floor (Class E) to a dwellinghouse (Use Class C3) 108 High Street Rickmansworth Hertfordshire WD3 1AQ	withdrawn	28/11/2025	Withdrawn	Rickmanswor th Town
25/1735/DIS	Discharge of Condition 8 (Landscaping/HMMP) pursuant to planning permission 24/1452/FUL Fieldways Farm Harefield Road Rickmansworth Hertfordshire WD3 1PE	Determined - DIS apps	26/11/2025	Delegated Decision	Rickmanswor th Town



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1756/BGP	Discharge of Biodiversity Gain Plan pursuant to planning permission 24/1452/FUL Fieldways Farm Harefield Road Rickmansworth Hertfordshire WD3 1PE	approved	28/11/2025	Delegated Decision	Rickmansworth Town
25/1616/FUL	Construction of single storey front extension with front porch canopy, and construction of single storey side/rear extension 25 Hill Rise Rickmansworth Hertfordshire WD3 7NY	approved	22/12/2025	Delegated Decision	Rickmansworth Town
25/1640/FUL	Construction of single storey front extension including front porch canopy, external materials including timber cladding 63 Shepherds Way Rickmansworth Hertfordshire WD3 7NP	approved	28/11/2025	Delegated Decision	Rickmansworth Town
25/1679/OUT	Outline application: Construction of 2no. detached two-storey, self-build dwellings, to the rear of No.156 The Drive, with associated access, parking, and landscaping works (Appearance and Scale as reserved matters) 156 The Drive Rickmansworth Hertfordshire WD3 4DH	refused	19/12/2025	Delegated Decision	Rickmansworth Town
25/1981/HCR3	Hertfordshire County Council Regulation 3 application: Installation of heat pumps and condenser units on the north elevation of the building Rickmansworth Library High Street Rickmansworth Hertfordshire WD3 1EH	no objection	11/12/2025	Delegated Decision	Rickmansworth Town



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1853/FUL	Installation of lighting systems to existing fencing adjacent to 2 tennis courts. Rickmansworth Lawn Tennis Club Meadow Way Rickmansworth Hertfordshire WD3 7NG	approved	19/12/2025	Delegated Decision	Rickmansworth Town
24/2089/FUL	Construction of a single storey rear extension; driveway extension and conversion of garage into habitable accommodation 20 Townfield Rickmansworth Hertfordshire WD3 7DD	approved	17/12/2025	Committee Decision	Rickmansworth Town
25/1642/FUL	Replacement of existing windows and external doors, replacement of entrance canopy Batchworth Place Church Street Rickmansworth Hertfordshire WD3 1JE	approved	26/11/2025	Delegated Decision	Rickmansworth Town
25/1873/DIS	Discharge of Condition 8 (Acoustic Screen Acoustic Panel Specification) pursuant to planning permission 24/0829/FUL McDonalds Restaurant Ltd 94 - 102 High Street Rickmansworth Hertfordshire WD3 1AQ	Determined - DIS apps	11/12/2025	Delegated Decision	Rickmansworth Town
25/1834/CLPD	Certificate of Lawfulness Proposed Development: Erection of new door and sliding door at the front of the retail unit. 64 High Street Rickmansworth Hertfordshire WD3 1AA	withdrawn	22/12/2025	Withdrawn	Rickmansworth Town
25/1495/CLPD	Certificate of Lawfulness Proposed Development: Construction of an outbuilding 38 Moor Lane Rickmansworth Hertfordshire WD3 1LG	approved	25/11/2025	Delegated Decision	Rickmansworth Town



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1823/DIS	Discharge of Condition 1 (Parking Management Plan) pursuant to planning permission 25/0986/FUL Land To South Of Foxgrove Path/ Heysham Drive Foxgrove Path South Oxhey Hertfordshire	Determined - DIS apps	11/12/2025	Delegated Decision	South Oxhey
25/1643/FUL	Erection of fencing and gates Land At Chilwell Gardens Chilwell Gardens South Oxhey Hertfordshire	approved	19/12/2025	Delegated Decision	South Oxhey
25/1802/DIS	Discharge of Conditions 3 (Materials), 4 (Boundary treatment) and 6 (Solar panels) pursuant to planning permission 25/0595/FUL 91 Muirfield Road South Oxhey Watford Hertfordshire WD19 6LU	Determined - DIS apps	04/12/2025	Delegated Decision	South Oxhey
25/1812/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 3.30 metres, maximum eaves height 2.81 metres) 111 Muirfield Road South Oxhey Watford Hertfordshire WD19 6JE	no objection	26/11/2025	Delegated Decision	South Oxhey
25/1307/RSP	Part Retrospective: Demolition of existing shed and construction of part-single storey, part-two storey rear extension to create annexe at first floor level, single storey front extension. 14 Liphook Road South Oxhey Watford Hertfordshire WD19 6LL	approved	02/12/2025	Delegated Decision	South Oxhey



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1779/CLPD	Certificate of Lawfulness Proposed Development: Construction of single storey rear extension and loft conversion including rear dormer and front rooflights, installation of new windows and door to rear elevation. 4 Hoylake Gardens South Oxhey Watford Hertfordshire WD19 6LG	approved	09/12/2025	Delegated Decision	South Oxhey
25/1864/PDE	Prior Approval: Single storey rear extension (depth 3.50 metres, maximum height 3.00 metres, maximum eaves height 3.00 metres) 91 Muirfield Road South Oxhey Watford Hertfordshire WD19 6LU	no objection	08/12/2025	Delegated Decision	South Oxhey
24/1992/FUL	Subdivision of existing dwelling to provide 2no. self-contained flats; erection of a part single-storey, part two-storey rear extension; single-storey front extension; loft conversion including rear dormer and front rooflights; alterations to fenestration; associated internal alterations; alterations to raise front driveway; widening of existing vehicle crossover; cycle and refuse storage; and associated landscaping alterations. 96 Ashridge Drive South Oxhey Watford Hertfordshire WD19 6UQ	approved	22/12/2025	Delegated Decision	South Oxhey
25/1182/RSP	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 Land To South Of Foxgrove Path/Heysham Drive South Oxhey Watford WD19 6YL	approved	16/12/2025	Committee Decision	South Oxhey

GENERAL PUBLIC SERVICES AND COMMUNITY ENGAGEMENT

Summary of decisions by Planning Committee December 2025



December Planning Committee – Summary Sheet

Reference	Address	Proposal	Decision
24/2089/FUL	20 Townfield Rickmansworth Hertfordshire WD3 7DD	Construction of a single storey rear extension; driveway extension and conversion of garage into habitable accommodation	Approved (in accordance with the Officer recommendation) with additional condition removing Schedule 2, Part 1, Class E permitted development rights.
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)	Application noted , and site visit to be arranged.
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.	Approved (in accordance with the Officer recommendation)
25/1294/FUL	Land Adjoining Sarratt Lane Loudwater Hertfordshire	Construction of 9no. residential dwellings (Use Class C3), with associated rerouting of public footpath, access, parking and landscaping works	Refused (in accordance with the Officer recommendation) R5 omitted. R2, R3 and R6 updated to include reference to adopted Sarratt Neighbourhood Plan.
25/1851/FUL	Garages Between 83 And 89 The Queens Drive Mill End Hertfordshire	Variation of Condition 2 (plans) pursuant to planning permission 23/1619/FUL to allow the omission of central ridge spanning the front facing gables, and alteration to the window blades on the front elevation	Approved (in accordance with the Officer recommendation)

(Continued)

GENERAL PUBLIC SERVICES AND COMMUNITY ENGAGEMENT

Summary of decisions by Planning Committee December 2025 (continued)



December Planning Committee – Summary Sheet			
Reference	Address	Proposal	Decision
25/1852/FUL	Garages Adjacent 13 To 23 Pollards Maple Cross Hertfordshire	Variation of Condition 2 (plans) pursuant to planning permission 23/1569/FUL to allow repositioning of building, alterations to the placement of balconies, alterations to windows, erection of dormer above staircase, removal of green roof to bin/bike stores	Approved (in accordance with the Officer recommendation)
25/1909/FUL	318 Toms Lane Kings Langley Hertfordshire WD5 0RB	Creation of vehicle access and dropped kerb onto Henderson Place	Approved (in accordance with the Officer recommendation) with update to C2 to include reference to Policy DM11; update to C3 (to refer to above ground works) and additional informative (advising consent from TRDC property also required) and update to C4 to require visibility splays to be provided prior to first use of vehicle access following installation of drop kerb.

GENERAL PUBLIC SERVICES AND COMMUNITY ENGAGEMENT

Major Planning Applications pending consideration at 15th December 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

(Continued)



Reference	Address	Proposal	Target Decision Date	Officer
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 30.01.2026	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 TBC	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 TBC	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 TBC	Scott Volker

(Continued)



Reference	Address	Proposal	Target Decision Date	Officer
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 31.01.2026	David Heighton
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 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.	Agreed Extension 30.01.2026	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.	Agreed Extension 23.01.2026	Tom Norris



CORPORATE PERFORMANCE REPORT Q2 2025 – 2026

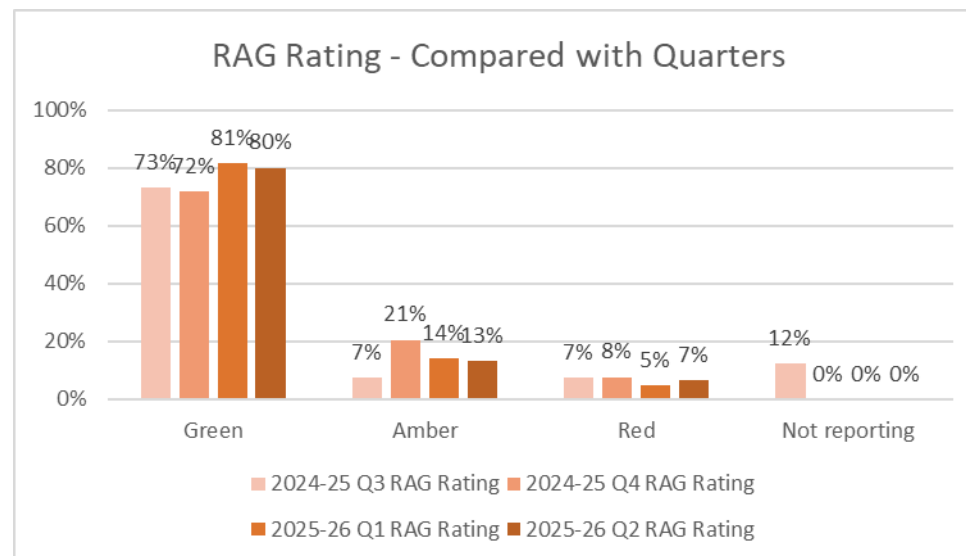


OVERVIEW

- 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.
- The 'next steps' slides summarise the targeted actions needed to bring amber and red KPIs up to their performance thresholds.



QUARTERLY PERFORMANCE SUMMARY

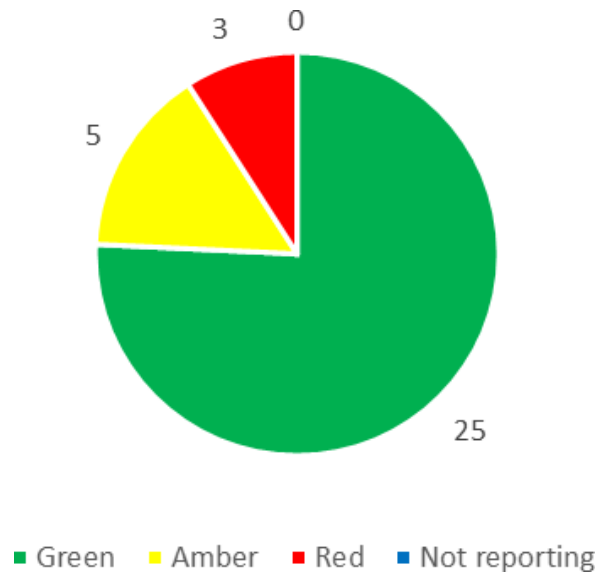


- There are 45 KPIs reporting for Q2 2025-26.
 - 2 biannual KPIs in addition to the 43 reporting in Q1.
- The majority of KPIs are performing to or exceeding target for this quarter with this quarter being green and a 1% decrease from the previous quarter. Reds have increased by 2% and amber has reduced by 1%.



QUARTER TWO 2025/26 PERFORMANCE BY CORPORATE FRAMEWORK OBJECTIVE

RESPONSIVE, RESPONSIBLE, LOCAL LEADERSHIP



- The majority of KPIs (25) are meeting or exceeding target.
- Customer Experience - All KPIs remain green, consistently exceeding target (5 of which come under this objective).
- Finance – 100% green continuing from Q1 (2 of which fall under this objective), in reference to commercial income received and balances above the risk level.
- 2 of Waste and Environmental Protection’s remain green from Q1 - Collections made on the correct day and number of fly tips collected.
- Housing and Residential Services – 2 KPIs exceeding target and are under this objective - covering homelessness prevention and temporary accommodation and have held their green status.
- Regulatory Services – Continue surpassing targets on planning decisions for major, minor and other applications from the past quarter. Decisions overturned at appeal (major and non-major) reported for the first time in 2025/26 (biannual KPIs) are performing above target.
- Human Resources - Short term sickness has held the positive trend of green.
- Revenues and Benefits – 3 green KPIs including new housing benefit claims (going from amber to green in Q2) and percentage of Housing Benefit Overpayment collected
- Up on target as new project started in Recovery targeting O/S old debt.



RESPONSIVE, RESPONSIBLE, LOCAL LEADERSHIP CONT...

- Strategy and Partnerships – FOIs/EIRs and SARs both achieved 100%. The former going from amber to green in Q2.
- Legal, Elections and Democratic Services – Both KPIs fall under this objective and have kept their green status in Q2 and are achieving above target results.
- Amber KPIs:
 - Revenues and 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 housing benefit entitlement (This is due to small backlog which has now been cleared) – the latter went from green to amber in quarter 2)
 - Housing and Residential Services (1 KPI – Promote access to private sector lettings in order to prevent and relieve homelessness – Access to Private Rented Sector within district remains difficult due to high rental prices – went from green to amber in Q2.)
 - Regulatory Services (1 KPI – Food hygiene – remains amber - KPI remains similar to the last 9 months. Lower number due to the large number of newly registered food businesses that have registered and have not yet been inspected. These contribute to the number of businesses that are deemed non-compliant.)
 - Leisure and Natural Infrastructure (1 KPI – Tree Preservation Order Applications – went from green to amber in Q2 - Completion rate remains high - 2 applications were delayed. Determinations have been delayed by officer workload due to high priority safety works).

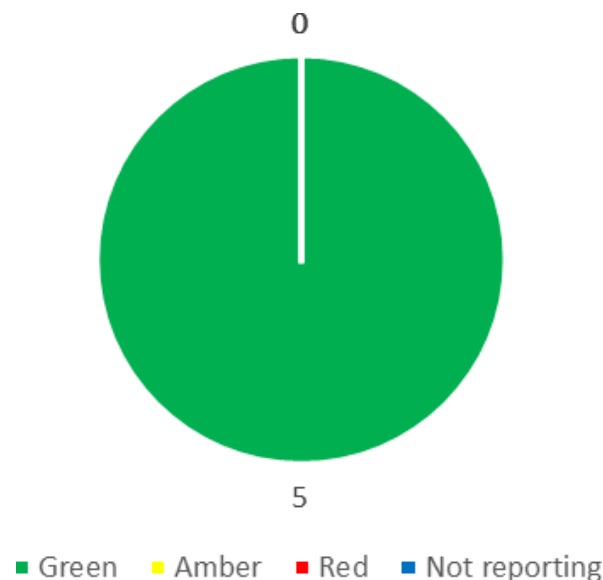


RESPONSIVE, RESPONSIBLE, LOCAL LEADERSHIP CONT...

- Red KPIs (3 total):
 - HR: Return To Work interview compliance (The 12-month rolling period shows that the compliance rate for return-to-work interviews carried out within the target of 7 days decreased very marginally to 88.94%, compared to 89.23% for the same period last year. 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 (30.43%) followed by 'Employee on Annual Leave' (28.26%)).
 - Regulatory Services: One red KPI, percentage of planning application appeals allowed by PINS (Of the seven allowed appeals, two were committee overturns where officer's recommended approval but committee resolved to refuse. All other allowed appeals were delegated decisions.)
 - Leisure and Natural Infrastructure: One red KPI, Conservation Area Notice Tree Works Applications processed within 6 weeks – result 89%. Although rated red, the completion rate remains high - 3 applications were delayed. However, several complex notifications, which required further information / discussion with applicants to resolve, and resulted in delays to their determination.



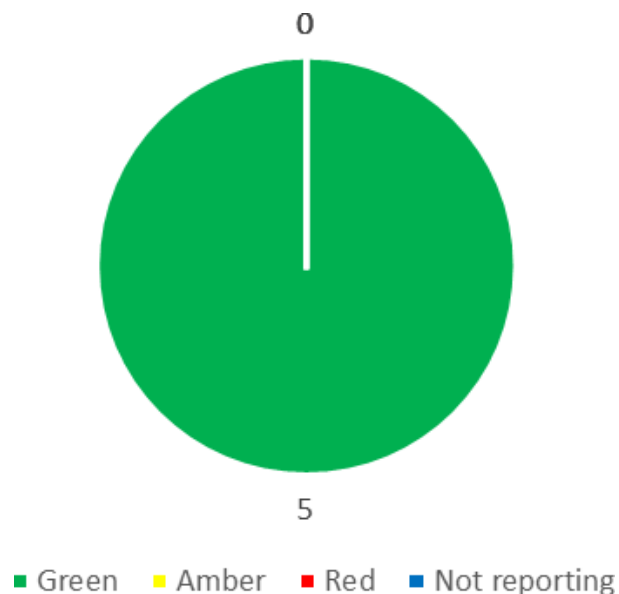
SUSTAINABLE COMMUNITIES



- All KPIs continue to be on or above target.
- Strategy and Partnerships have 3 green KPIs under this objective – the number of customers supported by the Healthy Hub, enforcement actions and partnership initiatives all surpassed target – all maintaining a green status from the previous quarter.
- Planning Policy and Conservation – Respond to planning policy requests from Development Management within 21 days. Policy team continue to respond to all DM requests within the 21 day timeframe.
- Leisure & Natural Infrastructure - Percentage of vulnerable participants who take part in leisure activities – target of 20% - achieved a result of 40%. The summer period delivers a range of activities for all ages including Playschemes, HAPpy camps, Active Parks, Parkinson's project and Keep Fit.



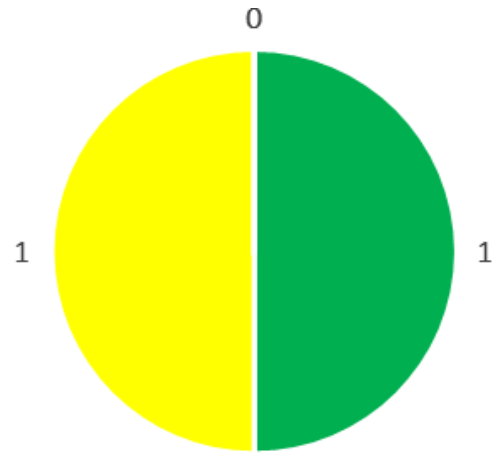
A GREAT PLACE TO DO BUSINESS



- This objective achieved 5 green KPIs.
- Finance – Achieved 99% - above the 98.5% target for accounts paid. 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.
- Property Services & Major Projects – Occupancy rates for both commercial and garage estates above target. KPI results have remained green from Q4 2024/25, Q1 2025/26 and into Q2.
- Regulatory (Land & Property) – All land charges searches issued within the 10-day target – maintains 100% which has been consistent since Q2 2023/24.
- Revenues & Benefits – Business Rates collection has held green from Q2 2024/25 and this continues in Q2 2025/26. On target and 2.4 % up on Q2 2024/25.



NET CARBON ZERO AND CLIMATE RESILIENT



■ Green ■ Amber ■ Red ■ Not reporting

- 1 green KPI, 1 amber reported.
- Both KPIs fall under Waste & Environmental Protection – Target continues to be achieved for recycling for successive quarters. Forecast for this quarter is 31.39%.
- Percentage of household waste diverted from landfill remained amber from last quarter, Q2 is estimated at (60.7%). Officers are unsure if the final figure for this quarter will remain amber. However, seasonal factors (growing season) may have played a part in this current lower estimate.
- Q1 has been finalised at 63.5%.



NEXT STEPS

- Regulatory Services – Environmental Health Commercial acknowledge that keeping on top of the high number of newly registered businesses remains a challenge, given that resources are fixed but are monitoring this through 1-1s with the team.
- Planning Officers Officers continue to review appeal decisions received, to ensure that recommendations take into account how Inspectors interpret and consider local and national policies, to ensure there is consistency in decision making.
- 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 - The material element of the tonnages collected remain, by and large, consistent year on year. The garden waste element fluctuates due to the season variances – with the long hot summer, grass didn't need cutting so often and therefore tonnage drops.



NEXT STEPS

- Leisure and Natural Infrastructure – Conservation Tree Works Applications and Tree Preservation Order Applications – Ensuring that all necessary information is obtained prior to validation of applications. Additional staff resource will be required if high work loads continue.
- Housing and Residential Services – Promote access to private sector lettings in order to prevent and relieve homelessness – PRS (Private Rented Sector) scheme to be revamped now Renters Right Bill has received Royal Assent. Project to begin Jan 2026.
- 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. Phase 2 is due to end in March 2026.
- Average time taken to process new housing benefit claims – Small backlog dealt with. The average days will come down over the year as automation for CIC's (change in circumstances) has now been introduced.



APPENDIX

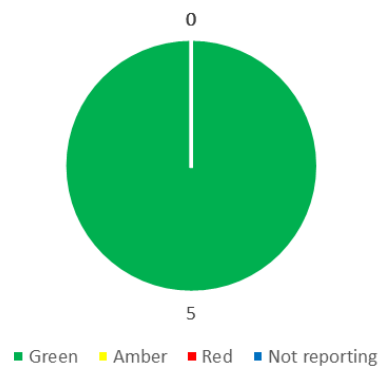


QUARTER TWO 2025/26 PERFORMANCE BY SERVICE AREA

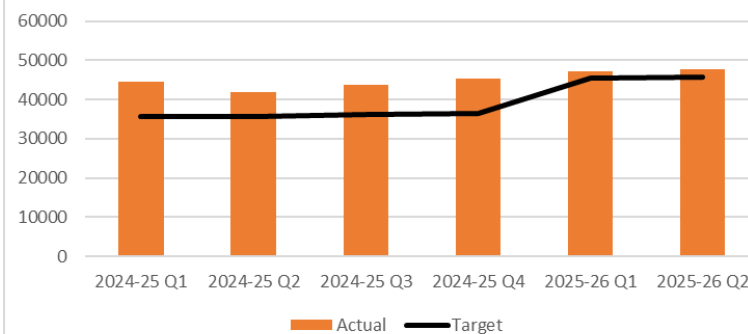


CUSTOMER EXPERIENCE

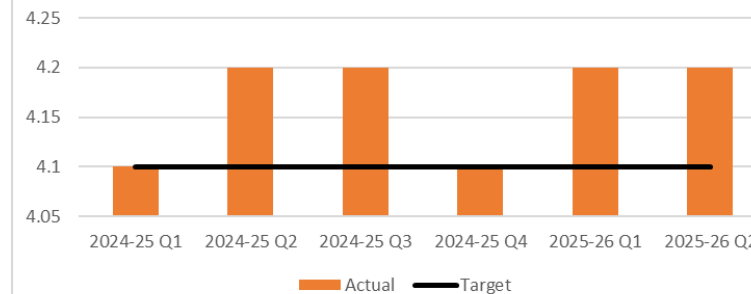
Customer Experience



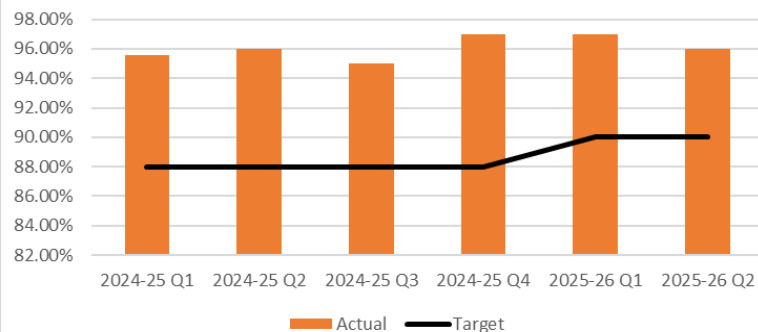
Number of subscribers to GovDelivery service (email notifications) (Desired result - High)



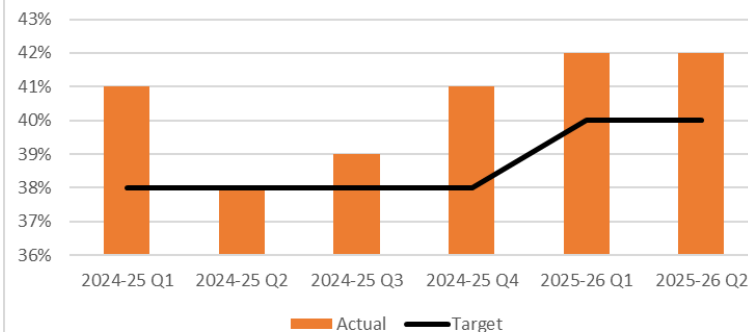
Average customer satisfaction score for online services (score 1 - 5) 1= very unsatisfied, 5 = very satisfied (Desired result - High)



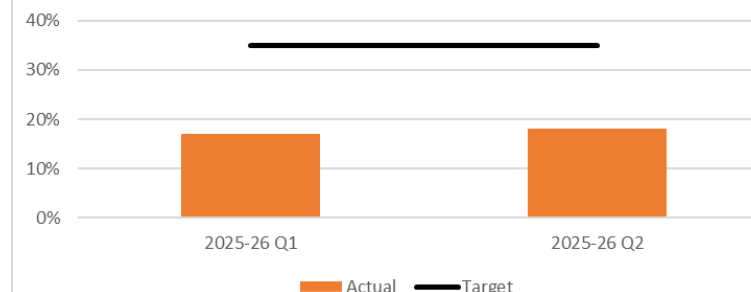
Percentage of calls with first point resolution (Desired result - High)



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

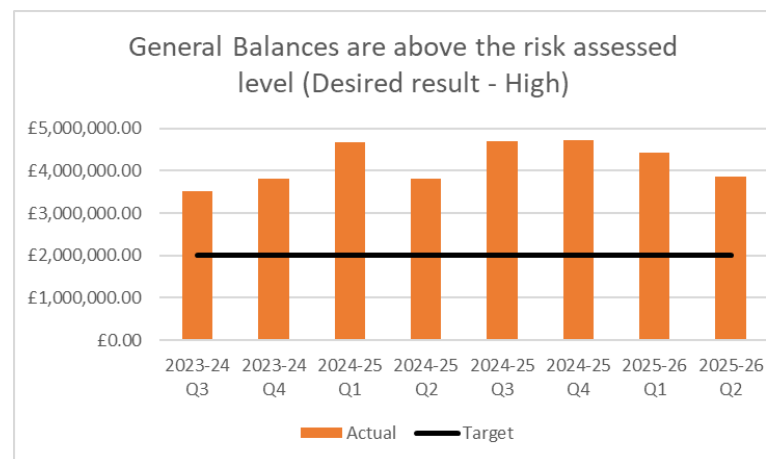
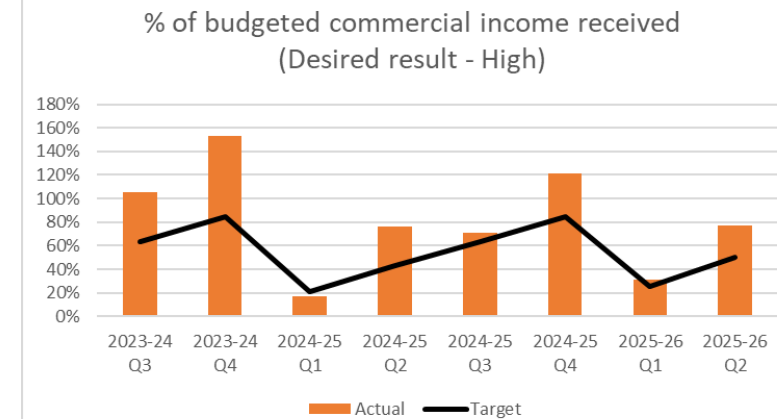
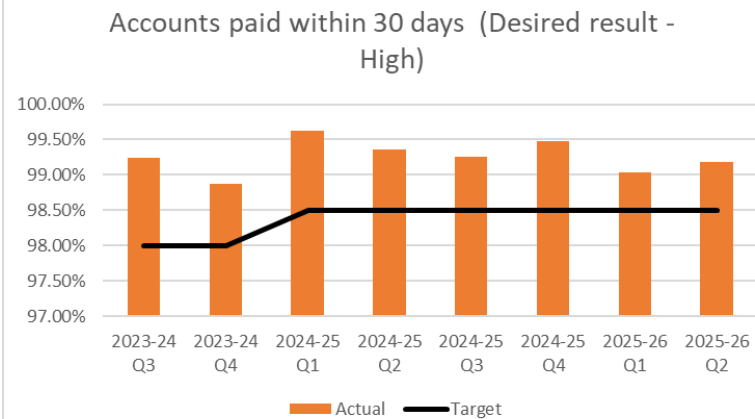
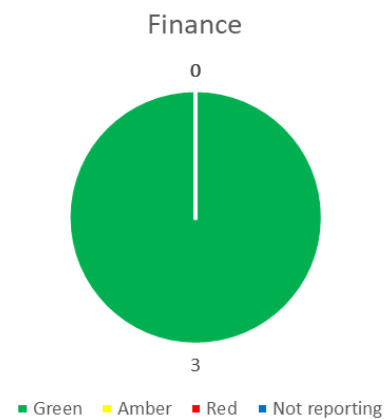


Percentage of complaints received fully upheld at stage one, stage two and ombudsman (LGSCO) (Desired result - Low)





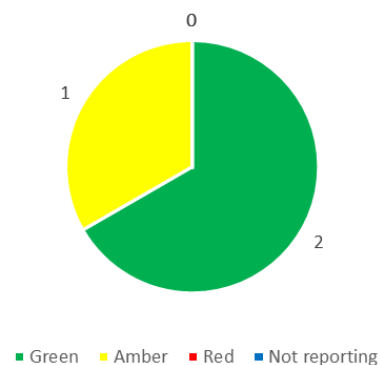
FINANCE



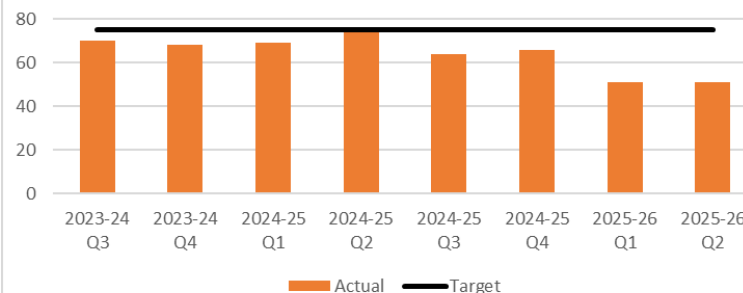


HOUSING AND RESIDENTIAL SERVICES

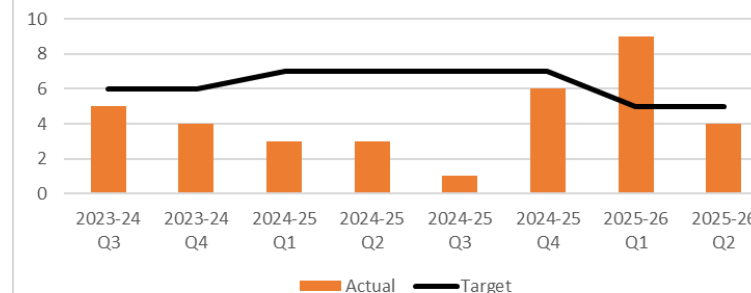
Housing and Residential Services



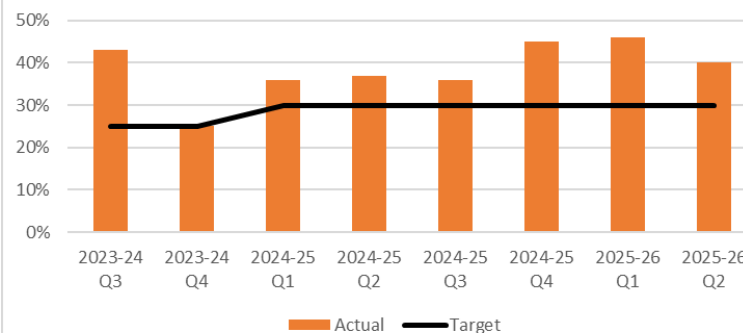
Maximum number of households living in temporary accommodation on the last day of the quarter (snapshot) (Desired result - Low)



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



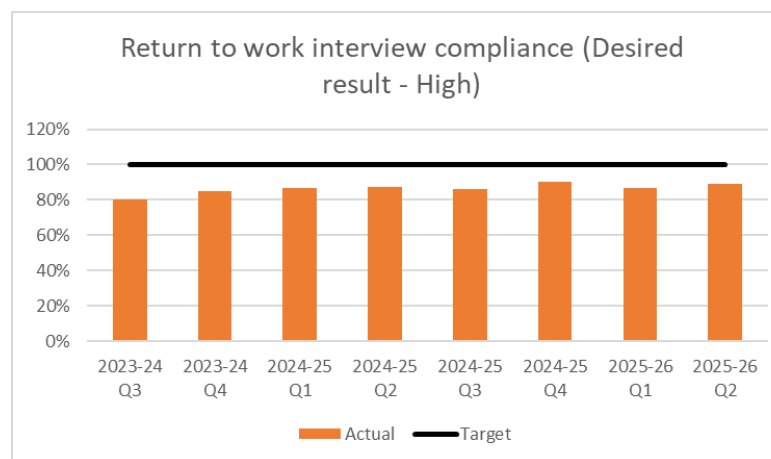
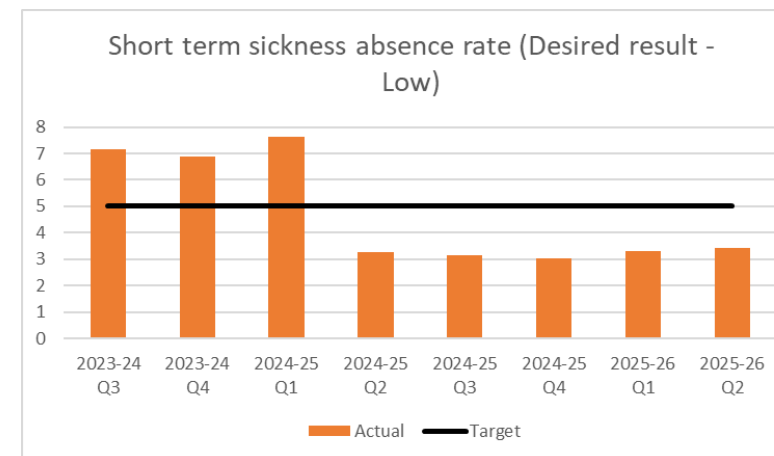
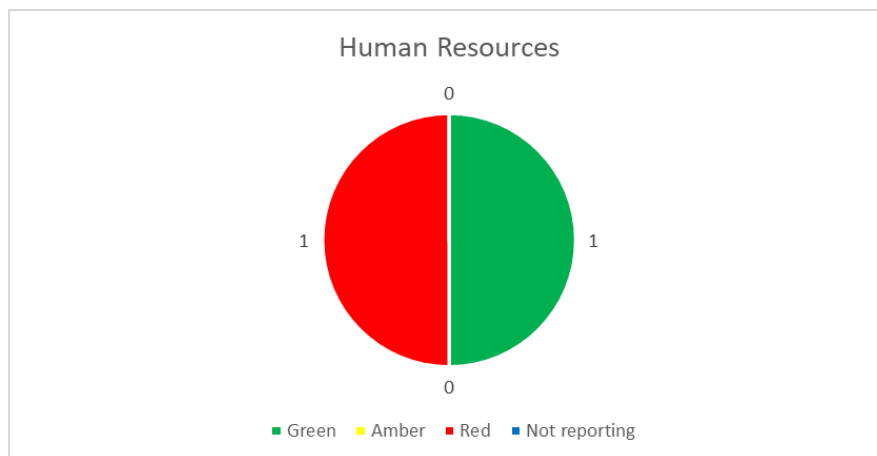
Percentage of households prevented or relieved from homelessness (Desired result - High)



* Percentage of households prevented or relieved from homelessness (excluding withdrawn applications)



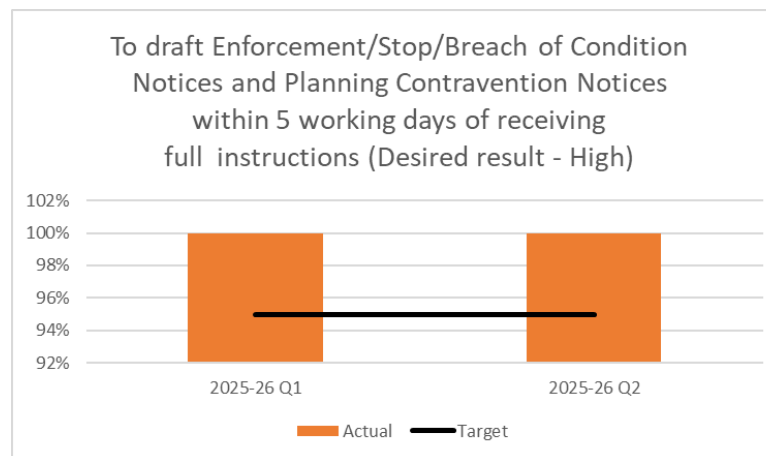
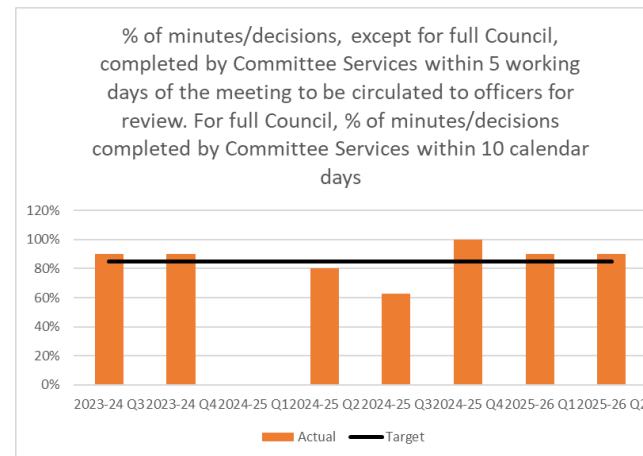
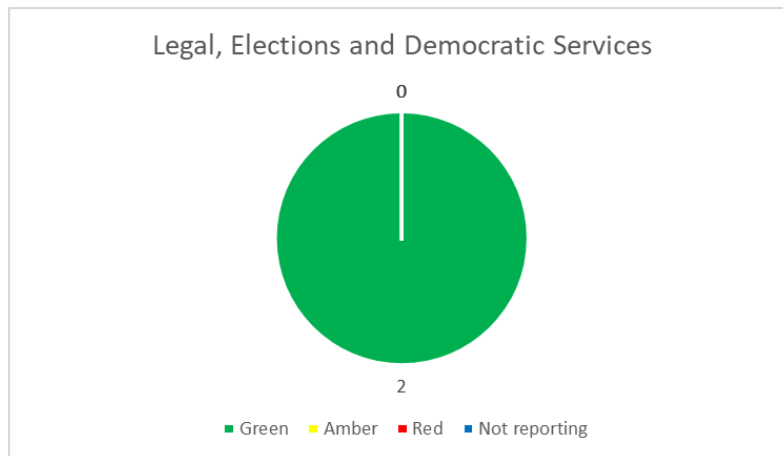
HUMAN RESOURCES



* Short term sickness absence rate - To monitor the number of working days lost to sickness absence per employee in a rolling 12 month period and reported on quarterly



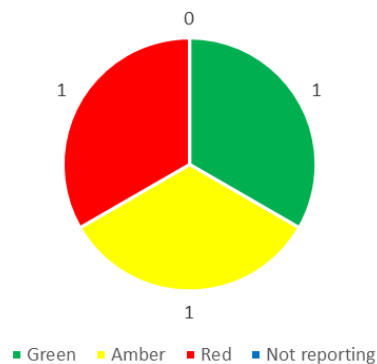
LEGAL, ELECTIONS AND DEMOCRATIC SERVICES



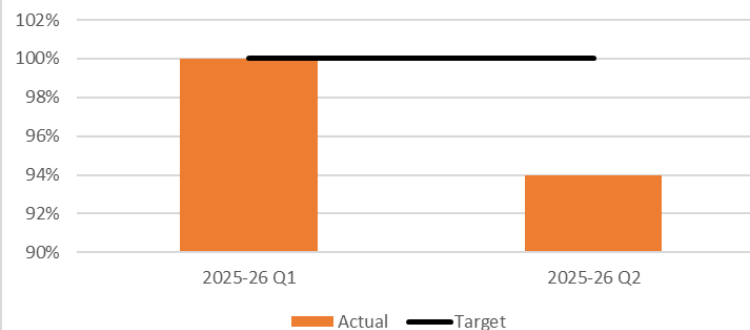


LEISURE AND NATURAL INFRASTRUCTURE

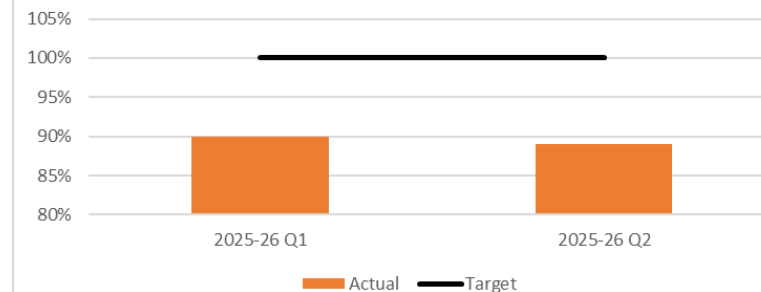
Leisure and Natural Infrastructure



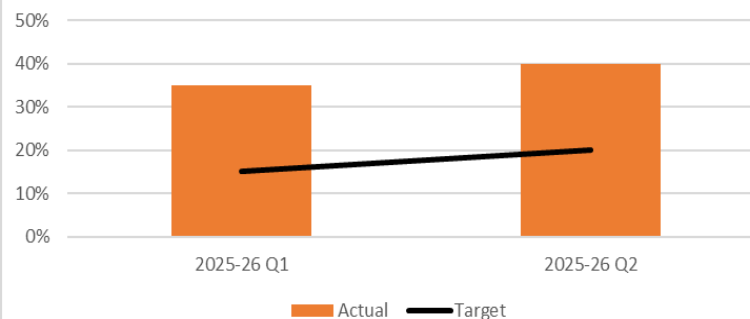
Tree Preservation Order Applications processed within 8 weeks (Desired result - High)



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

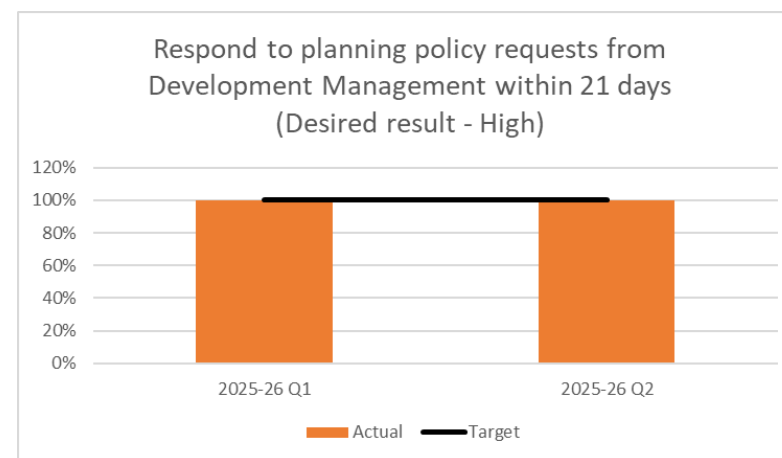
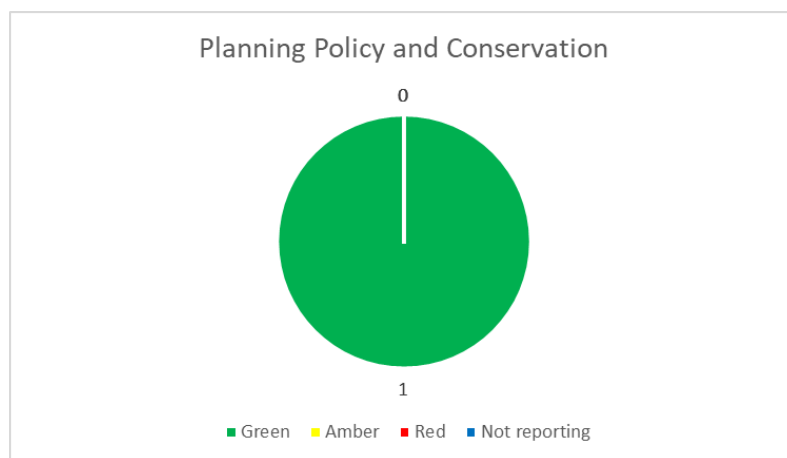


Percentage of vulnerable participants who take part in leisure activities (Desired result - High)



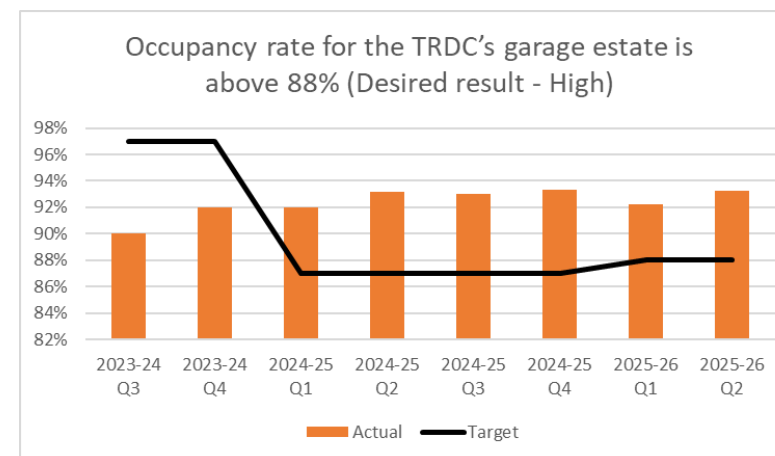
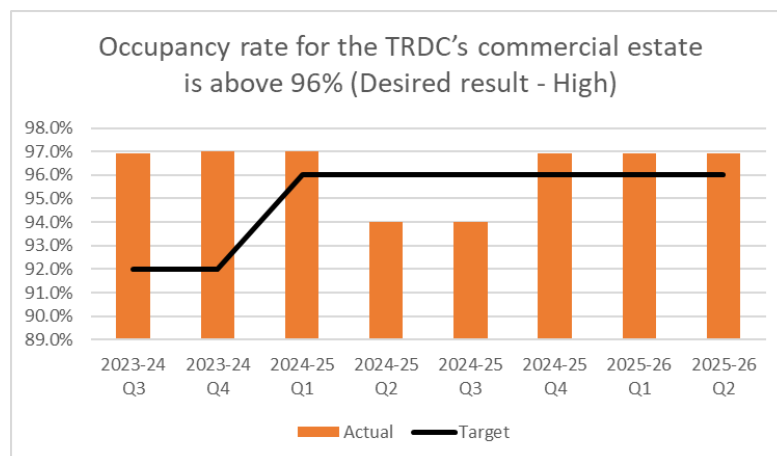
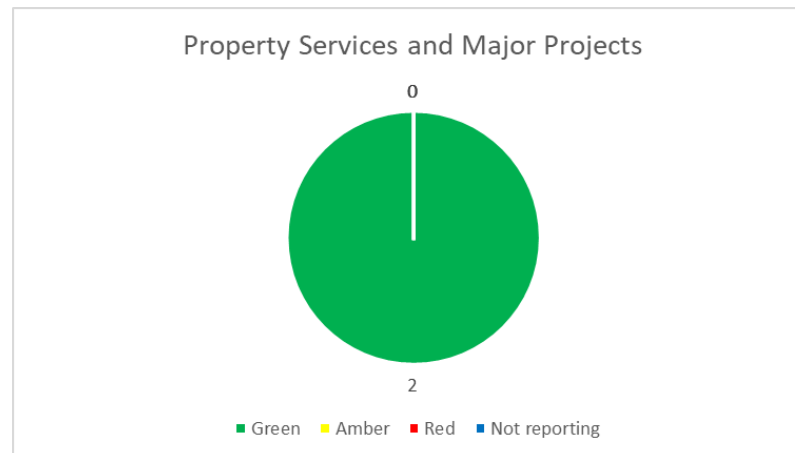


PLANNING POLICY AND CONSERVATION





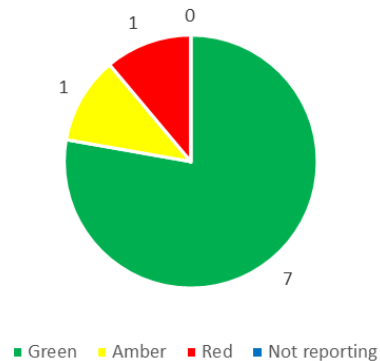
PROPERTY SERVICES AND MAJOR PROJECTS



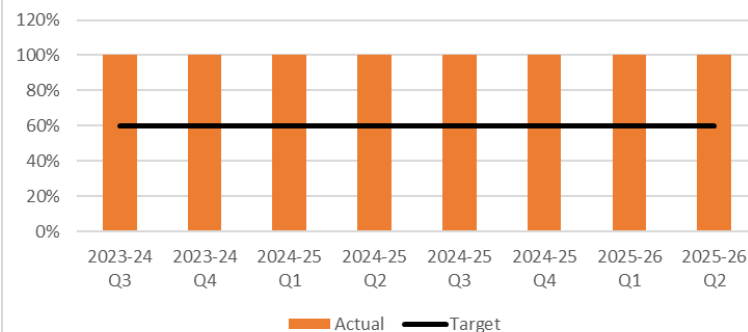


REGULATORY SERVICES

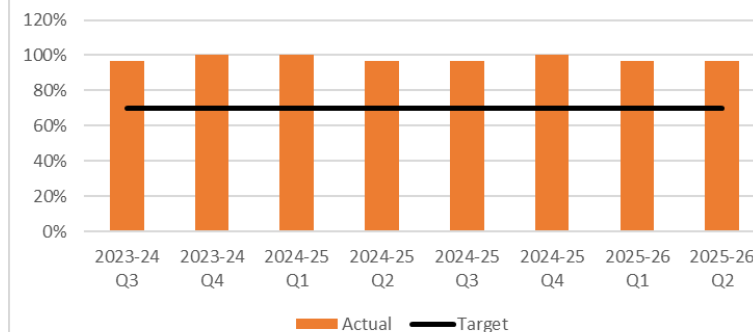
Regulatory Services



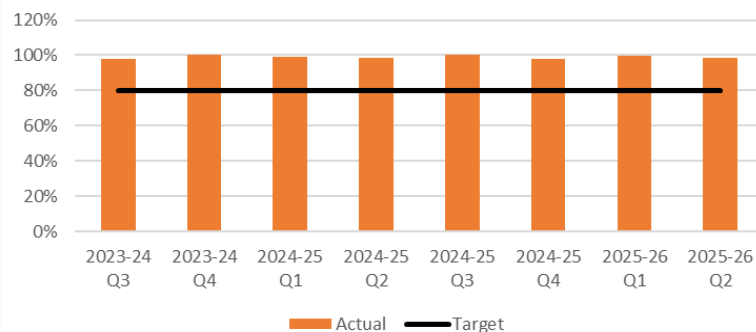
Issue decisions for major applications within 13 week period (Desired result - High)



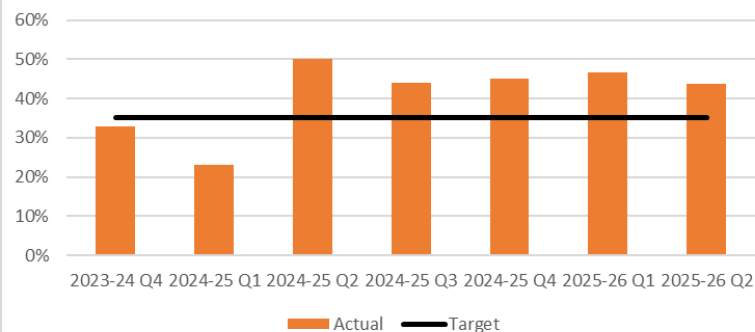
Issue decisions for minor planning applications within 8 week issue period (Desired result - High)



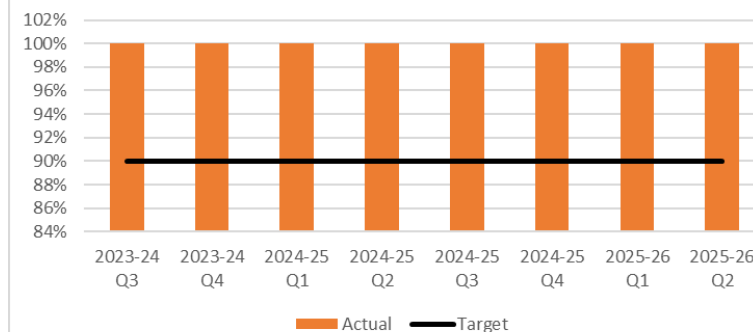
Issue decisions for other planning applications within 8 week period (Desired result - High)



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

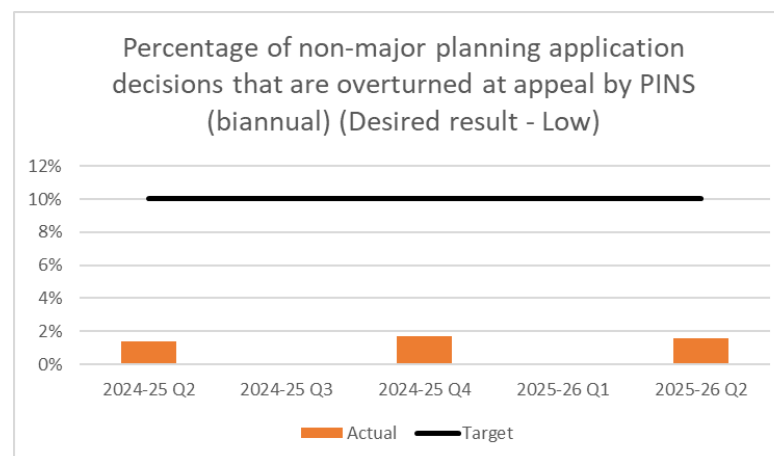
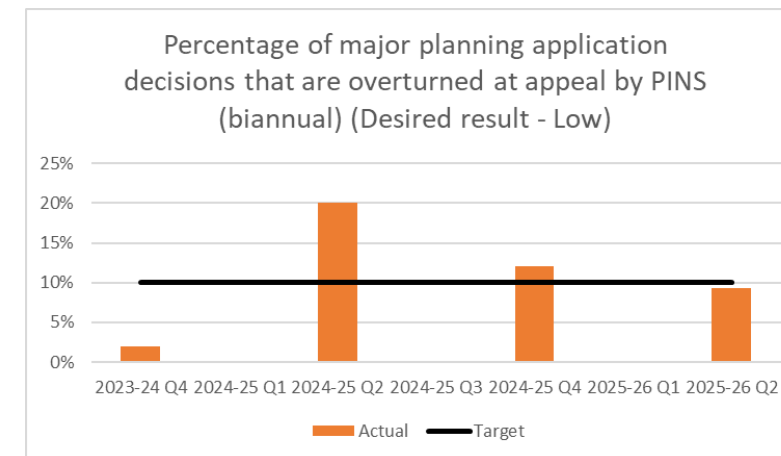
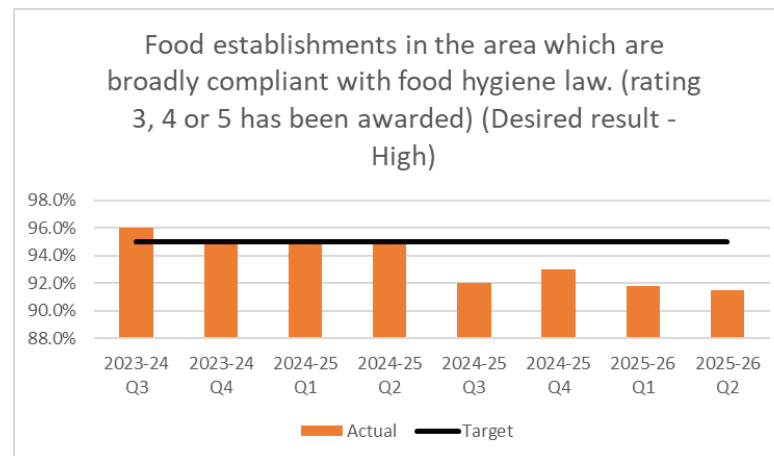
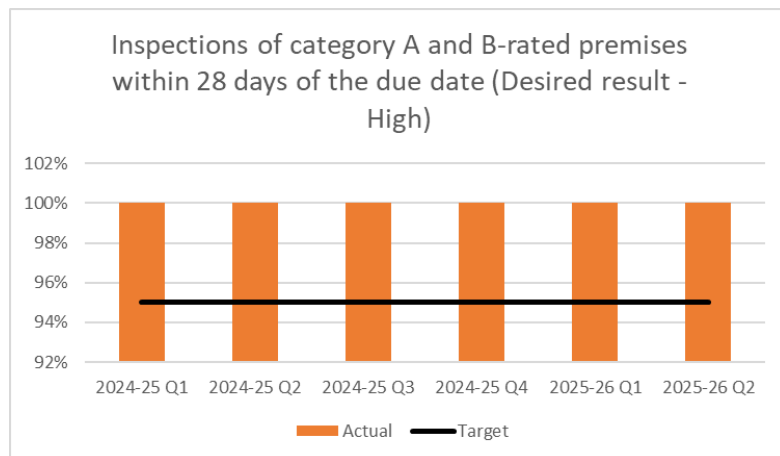


Complete all Local Land Charges Searches within 10 days (Desired result - High)





REGULATORY SERVICES

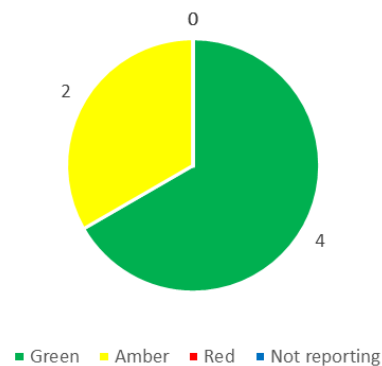


* Major and non-major appeal decisions overturned (biannually) – Q2 2025 (July to September 2025): Reporting would be for the period January 23-December 24 (this is on the basis to reflect national monitoring).

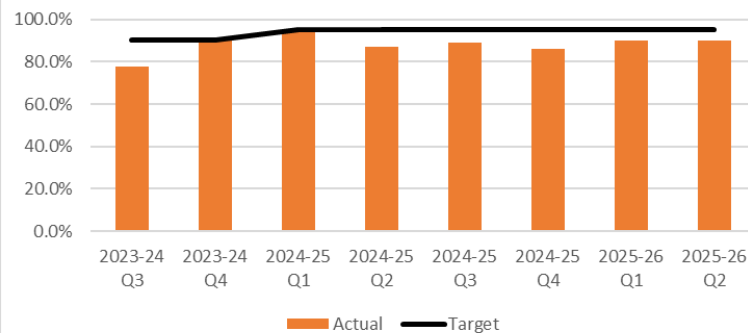


REVENUES AND BENEFITS

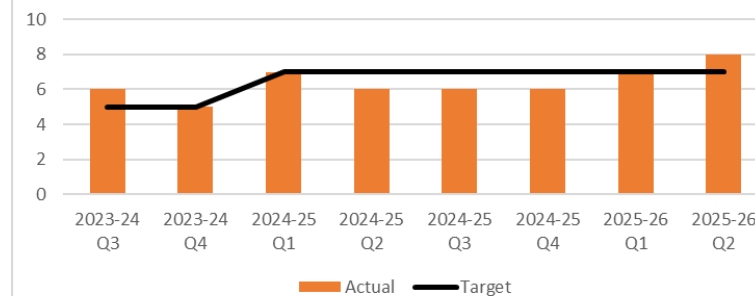
Revenues and Benefits



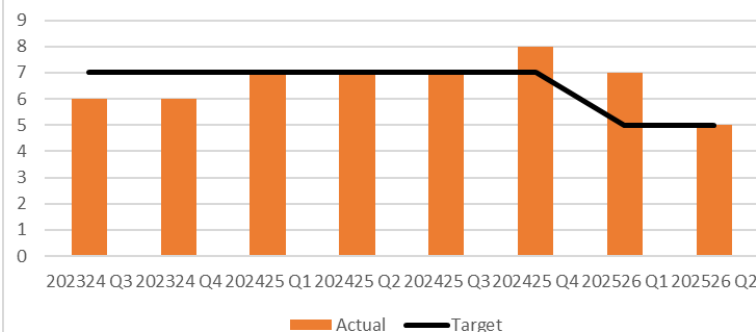
Accuracy of work processed (Desired result - High)



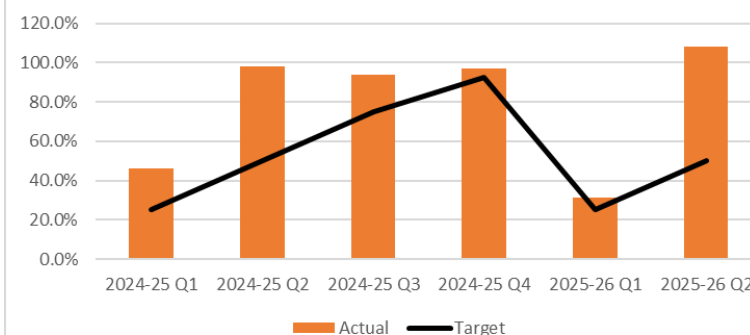
Average time taken to process changes in housing benefit entitlement (Desired result - Low)



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



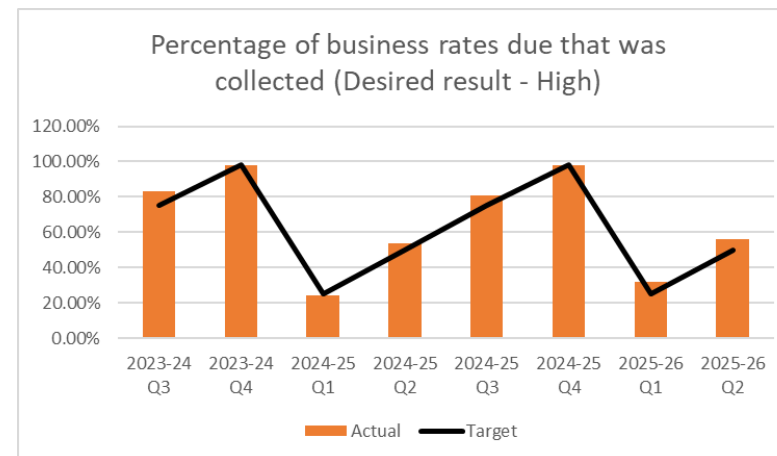
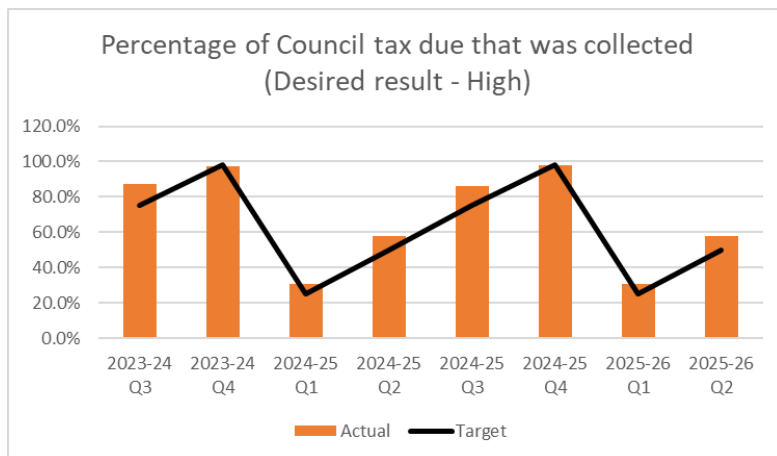
Housing Benefit Overpayment Collection Rate in current year (Desired result - High)



* Housing Benefit KPIs – DWP work two months behind

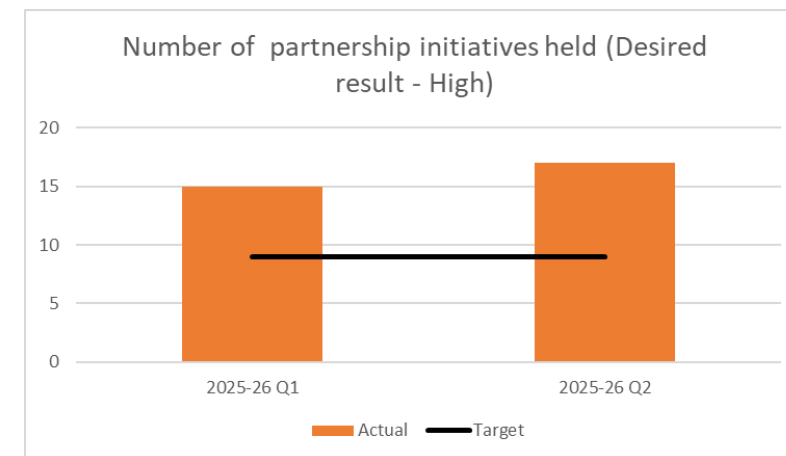
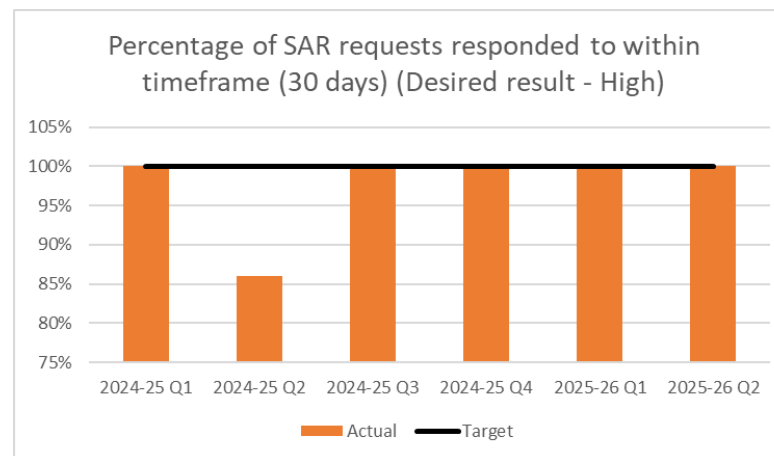
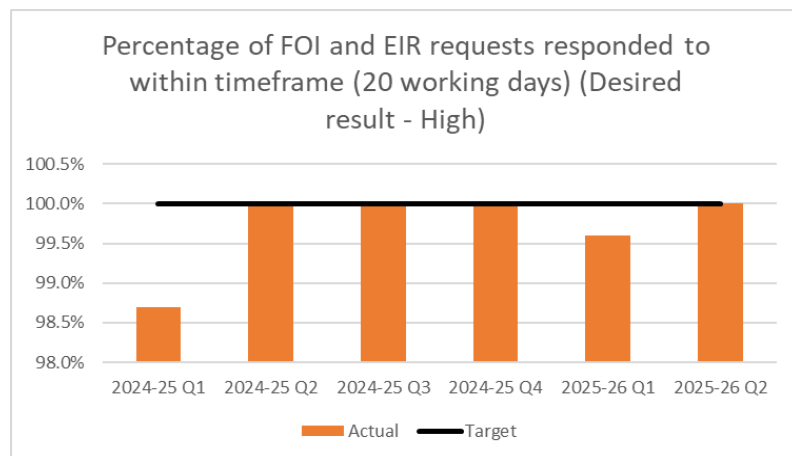
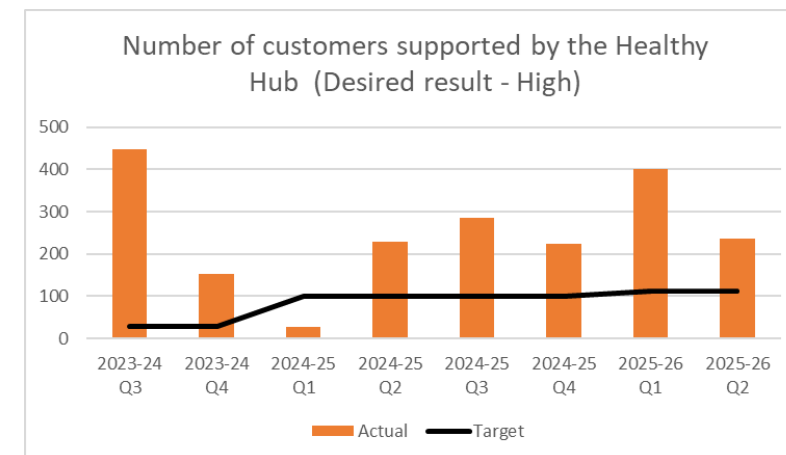
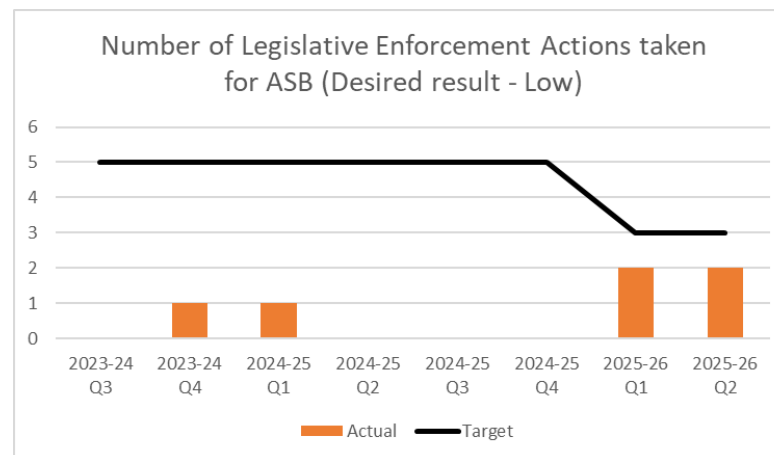


REVENUES AND BENEFITS



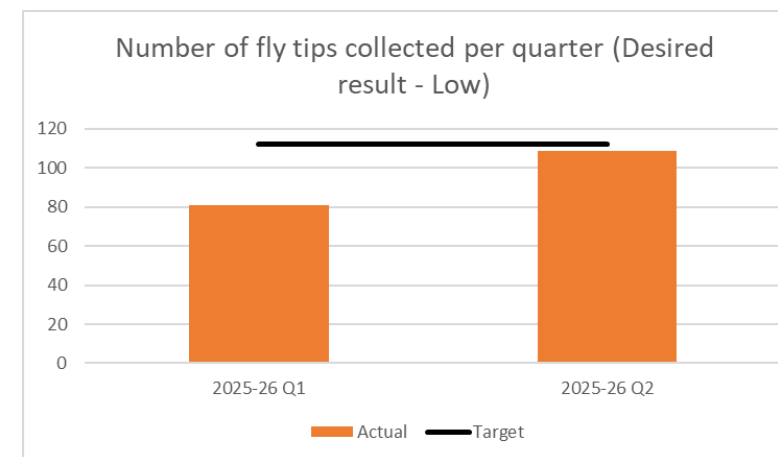
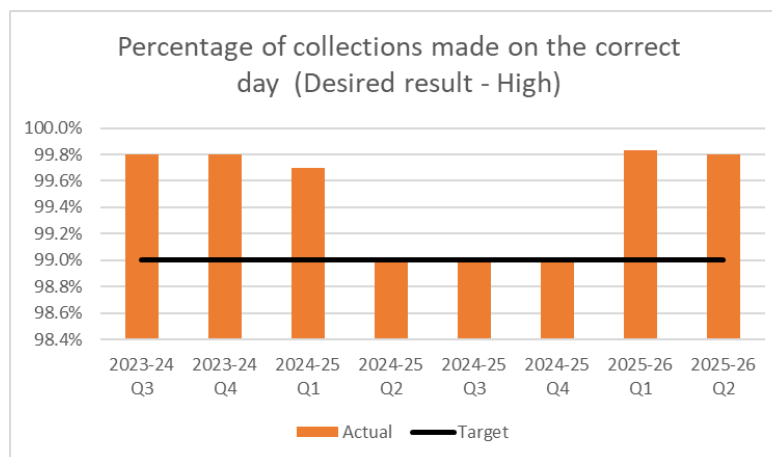
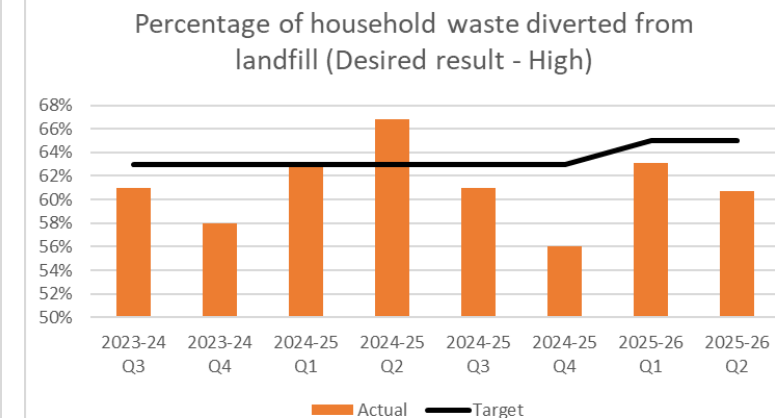
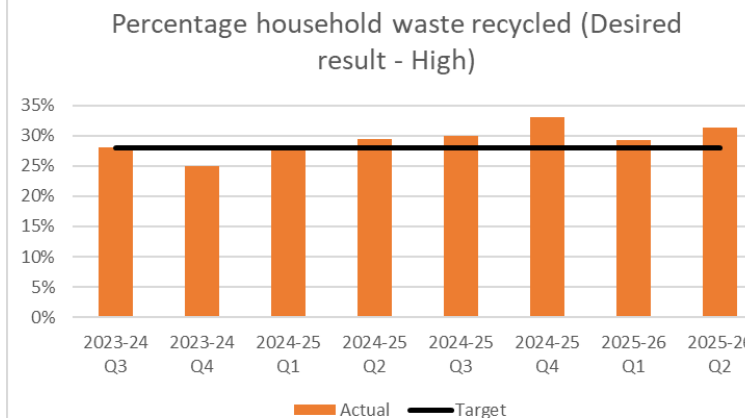
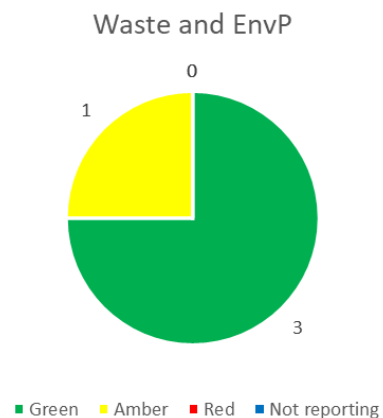


STRATEGY AND PARTNERSHIPS





WASTE AND ENVIRONMENTAL PROTECTION



* Household waste recycled and household waste diverted from landfill - This PI can only be estimated at the end of each quarter when HCC and Waste Data Flow have completed their checks - 3 months after the end of each quarter.



KPI COMMENTARY TABLE



Ref	Department	Corporate Framework Theme	Indicator	Q2 Result	Q2 Rag Rating	Commentary on performance	Action being taken (if red or amber)
RB06	Revenues and Benefits	RRLL	Accuracy of work processed	90%	Amber	Accuracy has taken a slight dip because we are currently training the officers in a genericway of working-We expect the accuracy to improve as they become more used to the new processess & procedures.	We expect the accuracy to improve as they become more used to the new processess & procedures.Training is ongoing, we are currently in Phase 2 of 3 ,Phase 2 is due to end in March 2026.
CX01	Customer Experience	RRLL	Number of subscribers to GovDelivery service	47,737	Green	Ahead of target - anticipated slow down as numbers increase.	
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	3.42	Green	The 12 month rolling period shows that the short-term absence rate (less than 20 days) is 3.42 days lost per employee	
RB04	Revenues and Benefits	RRLL	Average time taken to process changes in housing benefit entitlement	8	Amber	8 days is the position at the end of Q2, which means we are currently 1 day above target. The results for each individual month are as follows; Jul 14. Aug 5, Jul 9.	This is due to small backlog we had which has now been completed.The average days will come down over the year as automation for CIC's has now been introduced.
RB05	Revenues and Benefits	RRLL	Average time taken to process new housing benefit claims	5	Green	5 days is the position at the end of Q2 so currently on target. The results for each individual month are Jul 6, Aug 5, and Sept 6.	
CX02	Customer Experience	RRLL	Average customer satisfaction score for online services (score 1 - 5) 1= very unsatisfied, 5 = very satisfied	4.2	Green	KPI met	
HN06	Housing and Residential Services	RRLL	Promote access to private sector lettings in order to prevent and relieve homelessness	4	Amber	Access to PRS within district remains difficult due to high rental prices.	PRS scheme to be revamped now Renters Right Bill has recieved Royal Assent. Project to begin Jan 2026.
CX04	Customer Experience	RRLL	Percentage of calls with first point resolution	96%	Green	KPI exceeded	
HR02	Human Resources	RRLL	Return to work interview compliance	88.94%	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 very marginally to 88.94%, compared to 89.23% for the same period last year, 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 (30.43%) followed by 'Employee on Annual Leave' (28.26%).	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	Q2 Result	Q2 Rag Rating	Commentary on performance	Action being taken (if red or amber)
RB07	Revenues and Benefits	RRLL	Housing Benefit Overpayment Collection Rate in current year	108.2%	Green	Up on target as we have started a new project in Recovery targetting O/S old debt.We have started a comprehensive training programme on Recovery which has more officers than ever focussing on Recovery.	
CX03	Customer Experience	RRLL	Percentage of customer enquiries submitted via the portal My.ThreeRivers	42%	Green	This continues to be in target	
HN11	Housing and Residential Services	RRLL	Percentage of households prevented or relieved from homelessness	40%	Green		
RB01	Revenues and Benefits	RRLL	Percentage of Council tax due that was collected	58%	Green	On Target	
RB02	Revenues and Benefits	GPB	Percentage of business rates due that was collected	56%	Green	On target but 2.4 % up on Q2 2024/25.	
SP02	Strategy and Partnerships	SC	Number of Legislative Enforcement Actions taken for ASB	2	Green	2 CPWS issued	
SP03	Strategy and Partnerships	SC	Number of customers supported by the Healthy Hub	237	Green	This number reflects resident attendances at the Healthy Hubs to access support through the TRDC Health Engagement Officer.	
LNI01	Leisure and Natural Infrastructure	RRLL	Tree Preservation Order Applications processed within 8 weeks	94%	Amber	Although rated amber, the completion rate remains high - 2 applications were delayed. Determinations have been delayed by officer workload due to high priority safety works. Additional staff resource will be required if high work loads continue.	None at present - Additional staff resource will be required if high work loads continue.
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	77%	Green	Target – Monetary target is £1.482m. £1,140,289 has been received at 30/06/25 which represents 77% of the annual budget	



Ref	Department	Corporate Framework Theme	Indicator	Q2 Result	Q2 Rag Rating	Commentary on performance	Action being taken (if red or amber)
FN16	Finance	RRLL	General Balances are above the risk assessed level	£ 3,868,000	Green	Qtr 2 General Balances are forecast to be £3.868m at the end of 2025/26, £1.868m above the minimum risk assessed level of £2.000m.	
CM01	Legal, Elections and Democratic Services	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	This has been achieved, with minor delays due to leave and lack of councillor correspondence.	None at present, work is ongoing
LG01	Legal, Elections and Democratic Services	RRLL	To draft Enforcement/Stop/Breach of Condition Notices and Planning Contravention Notices within 5 working days of receiving full instructions	100%	Green	100% compliance: 2 x Enforcement Notices, 1 x Listed Building Temporary Stop Notice.	
PS02	Property Services and Major Projects	GPB	Occupancy rate for the TRDC's commercial estate is above 96%	97%	Green	Steady performance with two significant lettings currently in negotiation.	
PS03	Property Services and Major Projects	GPB	Occupancy rate for the TRDC's garage estate is above 88%	93%	Green	Occupancy remains stable with new enquiries match emerging vacancies.	
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	98%	Green		
DM08	Regulatory Services	RRLL	Percentage of planning application appeals allowed	44%	Red	Of the seven allowed appeals, two were committee overturns where officer's recommended approval but committee resolved to refuse. All other allowed appeals were delegated decisions.	Officers continue to review appeal decisions received, to ensure that recommendations take into account how Inspectors interpret and consider local and national policies, to ensure there is consistency in decision making
DM09	Regulatory Services	RRLL	Percentage of major planning application decisions that are overturned at appeal (biannual)	9%	Green		



Ref	Department	Corporate Framework Theme	Indicator	Q2 Result	Q2 Rag Rating	Commentary on performance	Action being taken (if red or amber)
DM10	Regulatory Services	RRLL	Percentage of non-major planning application decisions that are overturned at appeal (biannual)	2%	Green		
SU01	Regulatory Services	GPB	Complete all Local Land Charges Searches within 10 days	100%	Green		
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)	91.5%	Amber	KPI remains similar to the last 9 months. Lower number due to the large number of newly registered food businesses that have registered and have not yet been inspected. These contribute to the number of businesses that are deemed non-compliant.	Monitoring through 1-1s with team
EP01	Waste and Environmental Protection	NZCR	Percentage household waste recycled	31.39%	Green	QTR 2 is estimated. Please update QTR 1 to 28.88% now this has been finalised	
EP10	Waste and Environmental Protection	NZCR	Percentage of household waste diverted from landfill	60.7%	Amber	QTR 2 is estimated. Please update QTR 1 to 63.5% now this has been finalised. This is an estimate at this stage, unsure if the final figure for this quarter will remain amber. However, seasonal factors (growing season) may have played a part in this current lower estimate.	The material element of the tonnages collected remain, by and large, consistent year on year. It's the garden waste element that fluctuates due to the season variances – where we had a long, hot summer grass didn't need cutting so often and therefore tonnage drops.
EP11	Waste and Environmental Protection	RRLL	Percentage of collections made on the correct day	99.8%	Green		
EHC02	Regulatory Services	RRLL	Inspections of category A and B rated premises within 28 days of the due date	100%	Green		
SP04	Strategy and Partnerships	RRLL	Percentage of FOI and EIR requests responded to within timeframe (20 working days)	100%	Green	230 requests responded to within 20 working days	
SP05	Strategy and Partnerships	RRLL	Percentage of SAR requests responded to within timeframe (30 days)	100%	Green	9 SARs responded to within 30 days	
CX06	Customer Experience	RRLL	Percentage of complaints received and fully upheld at stage one, stage two and ombudsman (LGSCO)	18%	Green	KPI met	
LNI02	Leisure and Natural Infrastructure	RRLL	Conservation Area Notice Tree Works Applications processed within 6 weeks	89%	Red	Although rated red, the completion rate remains high - 3 applications were delayed. However, several complex notifications, which required further information / discussion with applicants to resolve, and resulted in delays to their determination. Additional staff resource will be required if high work loads continue.	Ensuring that all necessary information is obtained prior to validation
LNI06	Leisure and Natural Infrastructure	SC	Percentage of vulnerable participants who take part in leisure activities	40%	Green	The summer period delivers a range of activities for all ages including Playschemes, HAPpy camps, Active Parks, Parkinson's project and Keep Fit.	
PPC12	Planning Policy and Conservation	SC	Respond to planning policy requests from Development Management within 21 days	100%	Green	Policy team continue to respond to all DM requests within the 21 day timeframe	
SP06	Strategy and Partnerships	SC	Number of partnership initiatives held	17	Green	5 of these were healthy hub pop ups	
EP12	Waste and Environmental Protection	RRLL	Number of fly tips collected per quarter	109	Green		

Mental Health Support in Hertfordshire



In need of help?



Get Help



You are not alone.
We are here in your community providing care and support.

Working together for a healthier future



In need of mental health advice?



Get Advice



We are here for you.
There are many services available offering care and support – scan the QR code

Working together for a healthier future



In need of mental health support?



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For adults in Hertfordshire looking for support and advice, scan the QR code

Working together for a healthier future



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Get Support



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Working together for a healthier future



Mental Health Support for adults in Hertfordshire



Advice

Hertfordshire and Mid Essex Talking Therapies
Call: 0800 6444 101
www.hpft-talkingtherapies.nhs.uk

RETHINK
Rethink Advice and Information Service
Call: 0808 801 0525
advice@rethink.org
Rethink Companions Befriending & Companions Carers Services
Call: 07760615342 or 07973656395
RethinkCompanions@rethink.org

Carers in Hertfordshire
Call: 01992 58 69 69
www.carersinherts.org.uk

Mind Online Community
Call: 0300 123 5393
<https://sidebyside.mind.org.uk/>

Herts Mind Network
Call: 02037 273600
www.hertsmindnetwork.org

MindLine Trans+
Call: 0300 330 5468

Mind in Mid Herts
Call: 03303 208100
admin@mindinmidherts.org.uk
www.mindinmidherts.org.uk

CALM
Call: 0800 585858
www.thecalmzone.net/get-support

SANE
Call: 0300 304 7000
support@sane.org.uk
www.sane.org.uk

SANE Textcare
www.sane.org.uk/how-we-help/emotional-support/textcare

Autism Hertfordshire
Call: 01727 743246
enquiries@autismherts.org
www.autismbedfordshire.net/support-in-hertfordshire/

Seriously ill or injured dial 999 for the emergency services

Get Advice

Get Support

Self-Referral

Get Help

Support

Togetherall
togetherall.com/hertfordshire
Cruse Bereavement Support
Call: 0808 808 1677
www.cruse.org.uk

Healthy Hubs Hertfordshire
www.healthyhubs.org.uk

One YMCA
Beacon Domestic Abuse Support Hub
Call: 0300 002 0008
Beacon.DASH@oneymca.org

Herts ISVA Service – Independent Sexual Violence Advisors
hertsisva@oneymca.org
Call: 0300 002 0003
www.oneymca.org

Herts Mind Network Nightlight Crisis Helpline
Call: 01923 256391
www.hertsmindnetwork.org

Samaritans
Call: 116 123
www.samaritans.org



Self-Referral

Mind in Mid Herts
Call: 03303 208100
admin@mindinmidherts.org.uk
www.mindinmidherts.org.uk

BSL Psychological Therapy
Text: 07984 439473 | Call: 07966 976747
therapies@signhealth.org.uk
www.signhealth.org.uk

HertsHelp
Call: 0300 123 4044 | info@hertshelp.net
www.hertshelp.net

Herts Mind Network NightLight Crisis House
Crisis House Overnight Beds: Call: 01923 256391
nightlight@hertfordshiremind.org
www.hertsmindnetwork.org

Hector's House
<https://hectorshouse.org.uk/>
hiector@hectorshouse.org.uk
Text: HECTOR to 85258



Help

Herts Mind Network Nightlight Crisis Cafes
Watford/Stevenson/Ware and Hatfield
Call: 01923 256391
www.hertsmindnetwork.org

Hertfordshire Partnership University NHS Foundation Trust
Freephone 0800 6444 101
hpft.spa@nhs.net

NHS 111 and select option 2 for mental health services.

NHS 111 BSL
<https://signvideo.co.uk/nhs111/>



Mental Wellbeing at Christmas



Need mental health and wellbeing support this Christmas?

The festive season can be joyful, but it's okay if it feels overwhelming. Support is available, day or night.

Crisis support

Herts Mind Network Nightlight Helpline

01923 256391

Open 7pm – 1am every day throughout Christmas.

Mind in Mid Herts

Centres closed 24 Dec – 5 Jan

Reopen 6 Jan

Support Line: 0300 102 1234

Open Mon–Fri, 9am–6pm (except bank holidays).

A safe space to talk and get guidance.

Children and young people

The Sandbox

Digital mental health support for children and young people.

Online, phone, and text support

Togetherall

Free, anonymous mental health community, available 24/7.

Visit togetherall.com/hertfordshire to join.

Samaritans

116 123 (free, any time)

SHOUT

Text 85258 for confidential support, 24/7.

More resources

Visit [Emotional Wellbeing Support](#) for local services.

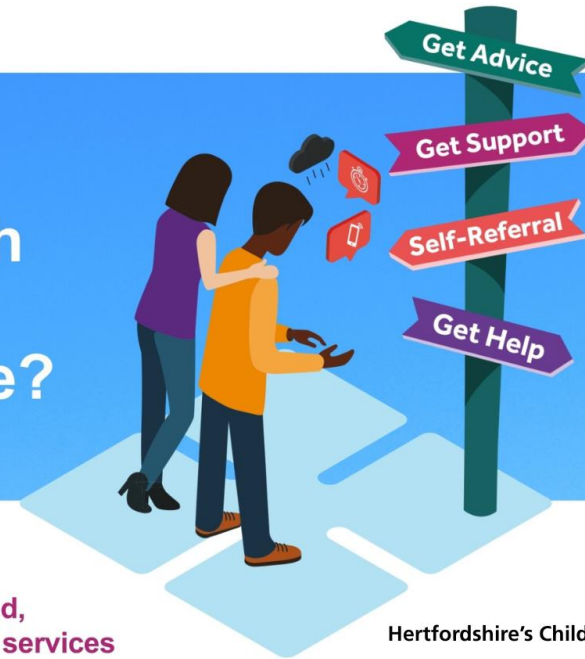
Watch our Mental Wellbeing at [Christmas animation](#).

You're not alone -
help is just a call, click, or text away.



Herts Mental Health,
Learning Disability and
Neurodiversity Health
and Care Partnership

Looking for mental health support in Hertfordshire?



Scan here for
more information

**If you are seriously ill or injured,
please dial 999 for emergency services**

Working together
for a healthier future





Hertfordshire's Children and Young People's
Mental Health Services



Winter Crisis Care Campaign – public messaging



Facebook	X/Insta	Image	Screensavers
<p><i>You are not alone. If you or someone you care for finds themselves in crisis and in need of advice, support, or help, there is someone providing care and support in your community waiting for your call. Click here to learn more about the services that are located near to you that offer the care you need.</i></p> <p>Or</p> <p><i>You are not alone. There are care providers who are easy to access who don't require a referral from your GP. Click here to learn more about these services and how to access them.</i></p>	<p><i>You are not alone. Care and support is available in your community. Click here to learn more about the services that are located near to you that may offer the care you need.</i></p> <p>Or</p> <p><i>You are not alone. There are providers of care in your neighbourhood or online who don't require a referral from your GP. Click here to learn more about these services and how to access them.</i></p>		
<p>Suggested tags: #mentalhealth #mentalhealthmatters #MHLDN</p> <p>Other suggested tags: Herts Mind Network, Herts Help, HPFT, Viewpoint, Togetherall, NHS Talking Therapies</p>	<p>Suggested tags: #mentalhealth #mentalhealthmatters #MHLDN</p> <p>Other suggested tags: Herts Mind Network, Herts Help, HPFT, Viewpoint, Togetherall, NHS Talking Therapies</p>	<p>There are a series of images that have been created. Each image can be used as appropriate for your organisation.</p>	<p>We have developed a screensaver which can be used as appropriate for your organisation.</p>



William Penn Leisure Centre | Solar PV Performance Update

November 2025



A year ago today, 500 solar panels were switched on at William Penn Leisure Centre in Rickmansworth - and the results are impressive.

Funded by a £152,800 grant from the government's Swimming Pool Support Fund and installed by local contractor Drakes Renewables, the panels have delivered significant environmental and financial benefits since the 28th of November 2024.

In just 12 months, the solar panels have:

- Saved £31,680 in electricity costs – improving the financial sustainability of the centre.
- Generated 200 MWh of electricity - enough to power 70 homes for a year.
- Prevented 95 tonnes of carbon emissions – the equivalent to planting 130 trees.

November 24 th 2024 – November 24 th 2025	
£31,680	
saved in electricity costs	
94.97	130
tonnes of carbon saved	equivalent trees planted
199.93	70
megawatt-hours of electricity generated	equivalent homes powered for a year

1. The solar PV system has been operational since the **28th of November 2024**.
2. Since being switched-on it has generated the following benefits:
3. The solar PV system has an **embodied carbon footprint** of 130 tonnes and the current payback position is 73%.

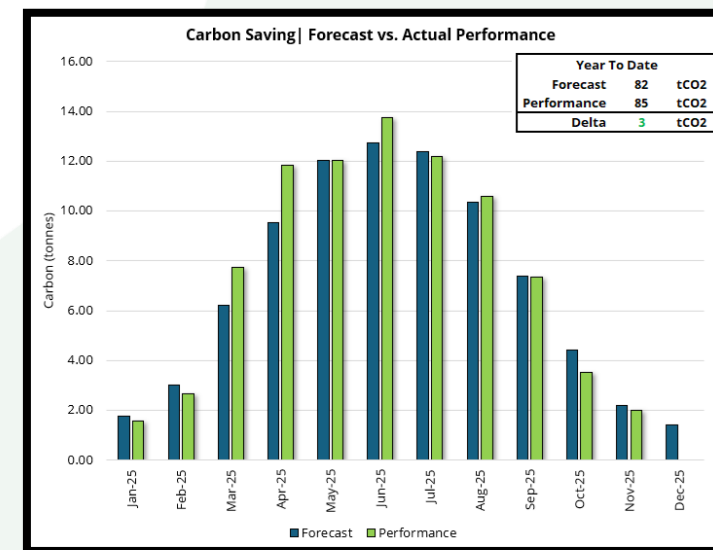
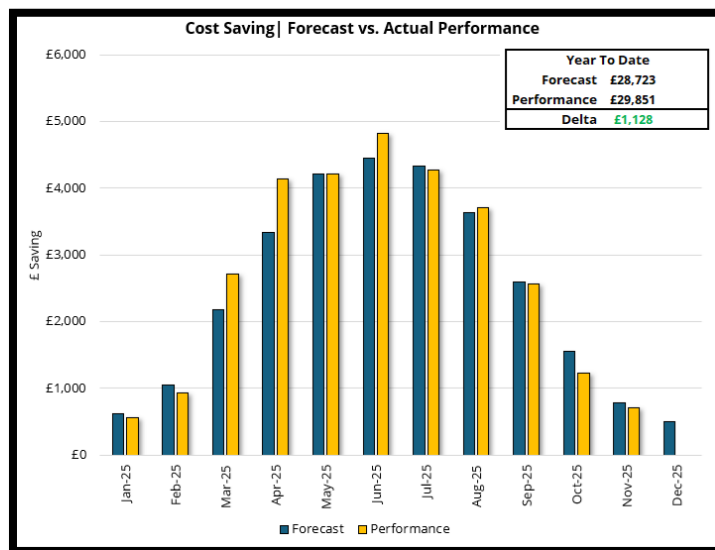
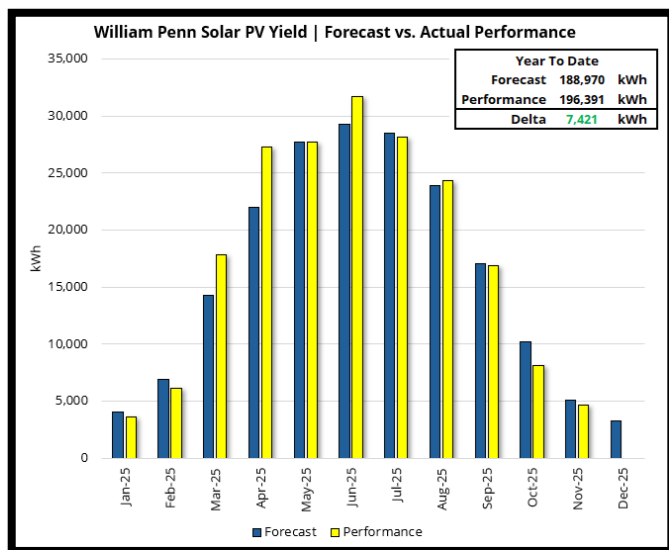
William Penn Leisure Centre | Solar PV Performance Update

November 2025



Actual Performance vs. Forecast YTD | January 2025- November 2025

1. After underperforming by -1% in September and -22% in October, the solar PV system underperformed by -10% in November resulting in an overperformance of +4% for 2025 to date.
2. In November the solar PV system provided, on average, 9% of the leisure centres electricity consumption over a 24-hour period, compared with 15% in October.



Three Rivers District Council

Starters and Leavers in November 2025



Leavers

Employee Name	Job Title
Charles Gibson	Refuse Loader
John Longman	Refuse Loader
Alex Read	HGV Driver

Starters

Employee Name	Job Title
Catherine Hartigan	Customer Service Centre Representative
Richard Bentley	Grounds Maintenance Operative



CSC Call Stats - November 2025

Phone Call Statistics – November 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
4,173	0 min 13 secs	1 min 25 secs	10 mins 56 secs	61.04%	80.44%	92.77%	99.94% (3 people waited over 10 mins)*	100%	100%	100%	100%	100%

* Please note the call wait time was over 10 minutes due to an 8x8 telephony error

Council Meetings in January 2026



Calendar of Meetings	January 2026	
General Public Services and Community Engagement Committee	Tuesday	13
Climate Change and Leisure Committee	Wednesday	14
Croxley Green Local Area Forum (Croxley Green Baptist Church, Croxley Green, WD3 3LH)	Monday	19
Planning Committee	Thursday	22
Policy and Resources Committee	Monday	26
Extraordinary, Full Council	Tuesday	27
Watford Rural Local Area Forum (Watford Rural Parish Council, Council Offices, Oxhey Drive, Watford, WD19 7SB)	Wednesday	28

This information is correct as of 11.30am Wednesday 17 December. 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 – December 2025

CHAIR / VICE-CHAIR OF THE COUNCIL'S CIVIC ENGAGEMENTS FOR DECEMBER 2025	
N/A	N/A