



MEMBERS INFORMATION BULLETIN

January 2026

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January 2026 - Committee Items

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Planning update relating to appeals received, determined and decisions in ward areas between 25th December and 24th January 2026



4 Appeals Received from 25/12/25 to 24/01/26

Planning ref number	Appeal Lodged date	Appeal ref number	Committee or delegated
25/1679/OUT 156 The Drive Rickmansworth Hertfordshire WD3 4DH	21/01/2026	26/0003/REF	DEL
25/1028/FUL Land Rear Of 76 To 78 Church Lane Sarratt Hertfordshire	19/01/2026	26/0002/REF	COM
25/1989/FUL 38 Vivian Gardens Oxhey Hall Watford Hertfordshire WD19 4PG	16/01/2026	26/0004/REF	DEL
25/1283/FUL 114 Denham Way Maple Cross Rickmansworth Hertfordshire WD3 9SP	09/01/2026	26/0001/REF	DEL

Planning update relating to appeals received, determined and decisions in ward areas between 25th December and 24th January 2026



1 Appeals Determined from 25/12/25 to 24/01/26

Planning ref number	Appeal decision date	Appeal ref number	Committee or delegated	Decision
24/1652/RSP Normandy 7 Wolsey Road Moor Park Northwood Hertfordshire HA6 2HN	19/01/2026	25/0045/REF	Delegated Decision	Appeal Dismissed



Decisions

76 Decisions from 25/12/25 to 24/01/26

Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1936/FUL	Construction of two storey side extension and front porch 75 Oak Green Abbots Langley Hertfordshire WD5 0RJ	approved	12/01/2026	Delegated Decision	Abbots Langley And Bedmond
25/2052/RSP	Part-retrospective: Loft extension including rear juliet dormer and front and side rooflights Hilltop Farm Bungalow Hilltop Farm Hilltop Road Kings Langley Hertfordshire WD4 8NS	approved	15/01/2026	Delegated Decision	Abbots Langley And Bedmond
25/2044/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including rear dormer with juliet balcony and window and front rooflights, alterations to ground floor side and rear fenestration. 37 Breakspeare Road Abbots Langley Hertfordshire WD5 0ER	approved	08/01/2026	Delegated Decision	Abbots Langley And Bedmond
25/1962/FUL	Demolition of existing conservatory, first-floor front and side extension; construction of two-storey side and rear extension, loft conversion with side/rear dormer windows and front/side rooflights, partial conversion of garage into habitable accommodation; relocation of entrance door, front porch, alterations to fenestration and erection of raised rear patio and steps. 85 Abbots Road Abbots Langley Hertfordshire WD5 0BJ	approved	07/01/2026	Delegated Decision	Abbots Langley And Bedmond



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/2067/PDE	Prior Approval: Single storey rear extensions (depth 6.00 metres, maximum height 2.80 metres, maximum eaves height 2.80 metres) 79 Compton Place Carpenders Park Watford Hertfordshire WD19 5HF	approved	07/01/2026	Delegated Decision	Carpenders Park
25/2025/FUL	Demolition of existing conservatory and shed, alterations to existing single storey rear projection including new roof, conversion of garage into habitable accommodation with associated single storey rear extension; front porch extension; alterations to fenestration 37 Penrose Avenue Carpenders Park Watford Hertfordshire WD19 5AD	approved		Delegated Decision	Carpenders Park
25/1940/FUL	Construction of single storey front, side and rear extensions and lower ground floor extension; loft conversion with roof extension including front and rear dormers and side rooflights; installation of window to side elevation 126 Greenfield Avenue Carpenders Park Watford Hertfordshire WD19 5DQ	refused	31/12/2025	Delegated Decision	Carpenders Park
25/2004/RSP	Part-Retrospective: Demolition of existing front porch and construction of single storey front and single storey rear extension 50 Little Oxhey Lane South Oxhey Watford Hertfordshire WD19 6FR	approved	19/01/2026	Delegated Decision	Carpenders Park



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1599/FUL	Construction of single storey rear extension 49 The Courtway Carpenders Park Watford Hertfordshire WD19 5DP	approved	30/12/2025	Delegated Decision	Carpenders Park
25/1968/CLPD	Certificate of Lawfulness Proposed Development: Demolition of existing conservatory and utility and construction of single storey rear extension 111 Greenfield Avenue Carpenders Park Watford Hertfordshire WD19 5DG	approved	07/01/2026	Delegated Decision	Carpenders Park
25/2035/CLPD	Certificate of Lawfulness Proposed Development: Conversion of garage into habitable accommodation 1 Wheatsheaf Cottages The Green Sarratt Rickmansworth Hertfordshire WD3 6BR	approved	16/01/2026	Delegated Decision	Chorleywood North And Sarratt
25/2174/PAC	Prior Notification: Use of part of The Mulberry Bush Farm for the purposes of camping in the calendar year of 2026 (no more than 60 days in total) The Mulberry Bush Dawes Lane Sarratt Rickmansworth Hertfordshire WD3 6BQ	no objection	22/01/2026	Delegated Decision	Chorleywood North And Sarratt
25/1647/CLED	Certificate of Lawfulness Existing Use: Use of The Old Barn (Building A) and The Red Barn (Building C) for storage and distribution purposes (Use Class B8) with the Annexe (Building B) used for ancillary purposes. Great Sarratt Hall Farm The Green Sarratt Hertfordshire	approved	09/01/2026	Delegated Decision	Chorleywood North And Sarratt



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1927/FUL	Removal of first floor internal wall to convert two residential flats into a single residential unit The Bakery The Old Stores Rickmansworth Road Chorleywood Rickmansworth Hertfordshire WD3 5SQ	refused	08/01/2026	Delegated Decision	Chorleywood North And Sarratt
25/2057/FUL	Construction of single storey side conservatory and insertion of rooflights. Bucks Hill Bottom Cottage Bucks Hill Kings Langley Hertfordshire WD4 9AE	refused	23/01/2026	Delegated Decision	Chorleywood North And Sarratt
25/2058/LBC	Listed Building Consent: Construction of single storey side conservatory and insertion of rooflights. Bucks Hill Bottom Cottage Bucks Hill Kings Langley Hertfordshire WD4 9AE	refused	23/01/2026	Delegated Decision	Chorleywood North And Sarratt
25/2019/FUL	Variation of Condition 2 (plans) pursuant to planning permission 22/0595/FUL to allow alterations to fenestration Thatches Loudwater Lane Loudwater Rickmansworth Hertfordshire WD3 4HY	withdrawn	22/01/2026	Withdrawn	Chorleywood North And Sarratt
25/1902/FUL	Loft conversion including rear juliet dormer with window and front rooflights Magnolias Donkey Gate Solesbridge Lane Chorleywood Rickmansworth Hertfordshire WD3 5SN	withdrawn	23/01/2026	Withdrawn	Chorleywood North And Sarratt



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1896/FUL	Construction of single storey rear extension Mallows North Road Chorleywood Rickmansworth Hertfordshire WD3 5LE	approved	12/01/2026	Delegated Decision	Chorleywood South And Maple Cross
25/2189/NMA	Non-material amendment pursuant to planning permission 22/0033/FUL to allow alterations to boundary treatment plan, bin store, bike stores and hard and soft landscaping works Hertford Place Denham Way Maple Cross Hertfordshire	approved	12/01/2026	Delegated Decision	Chorleywood South And Maple Cross
25/1820/FUL	Demolition of existing conservatory and construction of single storey rear extension, first floor side extension; replacement of existing rear outbuilding; alterations to rear patio including privacy screens and landscaping works; extension to crossover and front driveway including erection of retaining wall and associated works; external materials including timber cladding 37 Hubbards Road Chorleywood Rickmansworth Hertfordshire WD3 5JL	approved	12/01/2026	Delegated Decision	Chorleywood South And Maple Cross
25/1947/FUL	Construction of single storey rear and side extension to detached garage and air source heat pump. Whitestacks Stag Lane Chorleywood Rickmansworth Hertfordshire WD3 5HE	approved	07/01/2026	Delegated Decision	Chorleywood South And Maple Cross



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/2061/RSP	Retrospective: Installation of positive pressure system within existing cellar and new ducting to ground level via coal shute terminating with mushroom vent above ground level. The Farmhouse The Bullsland Estate Bullsland Lane Chorleywood Rickmansworth Hertfordshire WD3 5BG	approved	20/01/2026	Delegated Decision	Chorleywood South And Maple Cross
25/2062/LBC	Listed Building Consent: Retention of installation of positive pressure system within existing cellar and new ducting to ground level via coal shute terminating with mushroom vent above ground level. The Farmhouse The Bullsland Estate Bullsland Lane Chorleywood Rickmansworth Hertfordshire WD3 5BG	approved	20/01/2026	Delegated Decision	Chorleywood South And Maple Cross
25/1992/DIS	Discharge of Condition 14 (Acoustic fencing) pursuant to planning permission 22/0033/FUL Hertford Place Denham Way Maple Cross Hertfordshire	Determined - DIS apps	09/01/2026	Delegated Decision	Chorleywood South And Maple Cross
25/2038/FUL	Demolition of existing single storey rear extension and construction of part-single storey, part-two storey rear extension, and loft extension including rear dormer window and front/side rooflights, addition of door and windows to side elevation; conversion of garage into habitable accommodation 65 Harvey Road Croxley Green Rickmansworth Hertfordshire WD3 3BS	refused	19/01/2026	Delegated Decision	Dickinsons



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1965/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable roof extension with rear dormer and front rooflights 88 New Road Croxley Green Rickmansworth Hertfordshire WD3 3EP	approved	31/12/2025	Delegated Decision	Dickinsons
25/1999/CLPD	Certificate of Lawfulness Proposed Development: Construction of single storey rear extension and replacement balustrades to Juliet balconies Oakbridge House 45 Copthorne Road Croxley Green Rickmansworth Hertfordshire WD3 4AH	approved	12/01/2026	Delegated Decision	Dickinsons
25/1887/FUL	Partial demolition of existing dwelling and construction of a part two storey, part single storey rear extension; front porch; alterations to roof of existing garage; construction of new roof including two rear dormer windows, front and side rooflights; raised rear patio; installation of solar panels to southern flank roofslope; removal of chimney; and alterations to fenestration. 35 Copthorne Road Croxley Green Rickmansworth Hertfordshire WD3 4AB	approved	29/12/2025	Delegated Decision	Dickinsons
25/2068/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including hip-to-gable roof extension, rear dormer with Juliet balcony, front rooflights and flank windows 31 Yorke Road Croxley Green Rickmansworth Hertfordshire WD3 3DW	approved	26/01/2026	Delegated Decision	Dickinsons



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/2104/CLPD	Certificate of Lawfulness Proposed Development: Construction of a swimming pool in the rear garden Sundial Cottage The Green Croxley Green Rickmansworth Hertfordshire WD3 3HT	approved		Delegated Decision	Dickinsons
25/2050/FUL	Construction of single storey front extension, alterations to roof of existing rear projection and installation of rear rooflights. 24 Sherborne Way Croxley Green Rickmansworth Hertfordshire WD3 3PF	approved	14/01/2026	Delegated Decision	Durrants
25/2055/FUL	Construction of part-single, part-two storey side and rear extension, loft conversion including hip to gable roof extension with rear juliet dormer with window and front rooflights. 59 Malvern Way Croxley Green Rickmansworth Hertfordshire WD3 3QQ	approved	19/01/2026	Delegated Decision	Durrants
25/1793/RSP	Part Retrospective: Loft conversion including hip to gable roof extension over existing first floor, and rear dormer 252 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LQ	refused	31/12/2025	Delegated Decision	Durrants
25/2048/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable roof extension with rear dormer and front rooflight; internal alterations and alterations to side/rear fenestration 24 Sherborne Way Croxley Green Rickmansworth Hertfordshire WD3 3PF	approved	14/01/2026	Delegated Decision	Durrants



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/2088/FUL	Demolition of existing sunroom, construction of single storey front extension, conversion of garage into habitable accommodation including new roof, internal alterations and alterations to side/rear fenestration 1 Dulwich Way Croxley Green Rickmansworth Hertfordshire WD3 3PX	approved	21/01/2026	Delegated Decision	Durrants
25/2049/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 2.60 metres, maximum eaves height 2.30 metres) 45 Links Way Croxley Green Rickmansworth Hertfordshire WD3 3RH	withdrawn	05/01/2026	Withdrawn	Durrants
25/2142/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 3.85 metres, maximum eaves height 2.40 metres) 42 Claremont Crescent Croxley Green Rickmansworth Hertfordshire WD3 3QR	no objection	12/01/2026	Delegated Decision	Durrants
25/2021/RSP	Part-Retrospective: Demolition of existing garage and conservatory and construction of single storey side and rear extension; demolition of flat porch canopy, replacement pitched porch canopy. 14 Hunton Bridge Hill Hunton Bridge Kings Langley Hertfordshire WD4 8PU	approved	15/01/2026	Delegated Decision	Gade Valley



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1882/FUL	Demolition of existing carport, workshop and conservatory; construction of single storey side and rear extension, storm porch and raised patio 62 Toms Lane Kings Langley Hertfordshire WD4 8NB	approved	16/01/2026	Delegated Decision	Gade Valley
25/1960/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including rear dormer; single-storey rear extension; demolition of existing garage and construction of replacement garage; solar panels and heat pump 62 Station Road Kings Langley Hertfordshire WD4 8LB	approved	13/01/2026	Delegated Decision	Gade Valley
25/2039/DIS	Discharge of Conditions 3 (Drainage Plan), 4 (Arboricultural method statement), 5 (Hard landscaping), 6 (Construction Ecological Management Plan) and 7 (Refuse) pursuant to planning permission 25/1117/FUL Land South Of Old House Lane Kings Langley Hertfordshire WD4 8RR	Determined - DIS apps	15/01/2026	Delegated Decision	Gade Valley
25/2042/RSP	Variation of Condition 2 (Plans) pursuant to planning permission 21/2745/FUL to allow additional ground floor flank window and alterations to rear doors 38 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DA	approved	21/01/2026	Delegated Decision	Gade Valley
25/1939/FUL	Construction of part single-storey, part two-storey front, side and rear extensions including garage conversion; and alterations to fenestration 32 Tudor Manor Gardens Garston Watford Hertfordshire WD25 9TQ	approved	07/01/2026	Delegated Decision	Leavesden



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/2005/FUL	Conversion of garage into habitable accommodation and replacement of rear doors with window and bifold doors. 28 Offord Grove Leavesden Watford Hertfordshire WD25 7NE	approved	08/01/2026	Delegated Decision	Leavesden
25/2121/FUL	Installation of a smoking shelter Warner Bros. Studios Leavesden Warner Drive Watford Hertfordshire WD25 7LP	approved	12/01/2026	Delegated Decision	Leavesden
25/2214/DIS	Discharge of Condition 6 (Drainage Verification Report) pursuant to planning permission 25/1503/RSP Warner Bros. Studios Leavesden Warner Drive Watford Hertfordshire WD25 7LP	Determined - DIS apps	14/01/2026	Delegated Decision	Leavesden
25/1772/FUL	Conversion of existing outbuilding to create an annexe 9 Edson Close Leavesden Watford Hertfordshire WD25 7BX	approved	15/01/2026	Delegated Decision	Leavesden
25/2051/DIS	Discharge of Condition 7 (Foundation Works Method Statement) pursuant to planning permission 24/1137/FUL No.3 To No.6 Wolsey Business Park Tolpits Lane Hertfordshire WD18 9BL	Determined - DIS apps	19/01/2026	Delegated Decision	Moor Park And Eastbury
25/1912/DIS	Discharge of Condition 11 (Environmental Assessment and Remediation and Verification Strategy) pursuant to planning permission 24/1137/FUL No.3 To No.6 Wolsey Business Park Tolpits Lane Watford Hertfordshire WD18 9BL	withdrawn	23/01/2026	Withdrawn	Moor Park And Eastbury



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1950/RSP	Variation of Condition 2 (Plan Numbers) pursuant to planning permission 21/2153/FUL to allow alterations to boundary treatments including brick walls, piers, walls, gates, driveway and landscaping alterations; Removal of Conditions 8 (Details of gates) 13 Heathside Road Moor Park Northwood Hertfordshire HA6 2EE	refused	06/01/2026	Delegated Decision	Moor Park And Eastbury
25/2054/DIS	Discharge of Conditions 3(Materials) and 7(Landscape Scheme) pursuant to planning permission 25/1903/RSP Green Hill Sandy Lane Northwood HA6 3ER	Determined - DIS apps	16/01/2026	Delegated Decision	Moor Park And Eastbury
25/1842/FUL	Demolition of existing detached garage and construction of single storey detached garage White Roses London Road Rickmansworth Hertfordshire WD3 1JR	approved	22/01/2026	Delegated Decision	Moor Park And Eastbury
25/1862/DIS	Discharge of Condition 4 (Hard & Soft Landscaping) and Condition 5 (Boundary Treatment) pursuant to planning permission 20/2117/RSP Development Site 67 Kewferry Road Northwood	Determined - DIS apps	07/01/2026	Delegated Decision	Moor Park And Eastbury
25/1804/FUL	Demolition of existing garage and single storey rear extension and construction of a two-storey side and rear extension, single-storey front extension, and loft conversion including rear dormer and side rooflights, rear juliet balcony, replacement of rooftiles, alterations to fenestration and external materials 36 The Fairway Northwood HA6 3DY	approved	05/01/2026	Delegated Decision	Moor Park And Eastbury



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1774/FUL	Demolition of existing conservatory and construction of single storey front and rear extensions, partial conversion of existing garage, alterations to fenestration including provision of bay windows and front porch and alterations to external materials. 30 Westbury Road Northwood HA6 3BX	approved	14/01/2026	Delegated Decision	Moor Park And Eastbury
25/2016/DIS	Discharge of Conditions 9 (Construction Method Statement - Drainage) pursuant to planning permission 24/1137/FUL Wolsey Business Park Tolpits Lane Watford Hertfordshire WD18 9BL	Determined - DIS apps	16/01/2026	Delegated Decision	Moor Park And Eastbury
25/2238/NMA	Non-material amendment pursuant to planning permission 25/1115/RSP to allow replacement of rooflight with a lantern rooflight to single storey rear extension 49 St Marys Avenue Northwood HA6 3AY	approved	23/01/2026	Delegated Decision	Moor Park And Eastbury
25/2232/NAC	Neighbouring Authority Consultation: Outline Application for the erection of a Motorway Service Area with all matters reserved with the exception of access from the M25, comprising a facilities building, fuel filling station, electric vehicle charging, service yard, parking facilities, vehicle circulation, landscaping, amenity spaces, Sustainable Drainage Systems (SuDS)/attenuation, retaining structures and associated mitigation, infrastructure and earthworks/enabling works.Buckinghamshire Council application ref PL/22/1411/OA Land Between Junctions 16 And 17 Of The M25 Near Chalfont St Peter Buckinghamshire	no objection	05/01/2026	Delegated Decision	NOT IN DISTRICT See Details Under Parish



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1706/FUL	Subdivision of the site and construction of a two storey semi-detached dwelling with accommodation in the roofspace served by rear dormer and front rooflight with associated parking and landscaping works 141 Hayling Road South Oxhey Watford Hertfordshire WD19 7DB	approved	14/01/2026	Delegated Decision	Oxhey Hall And Hayling
25/1959/RSP	Retrospective: Construction of single storey side extension, installation of garage door to front timber fencing, erection of timber canopy to side and rear, replacement of rear door 182 Hayling Road South Oxhey Watford Hertfordshire WD19 7PR	approved	19/01/2026	Delegated Decision	Oxhey Hall And Hayling
25/1989/FUL	Demolition of existing conservatory and construction of single storey rear extension and extension to raised rear patio with privacy screen 38 Vivian Gardens Oxhey Hall Watford Hertfordshire WD19 4PG	refused	08/01/2026	Delegated Decision	Oxhey Hall And Hayling
25/2208/PDE	Prior Approval: Single storey rear extension (depth 4.00 metres, maximum height 3.43 metres, maximum eaves height 2.55 metres) 36 Fotherley Road Mill End Rickmansworth Hertfordshire WD3 8QG	no objection	23/01/2026	Delegated Decision	Penn And Mill End
25/1761/FUL	Erection of a detached outbuilding, rear landscaping including extension to rear patio and outdoor seating Willow Grange 14 St Peters Close Rickmansworth Hertfordshire WD3 8UY	approved	30/12/2025	Delegated Decision	Penn And Mill End



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/2065/FUL	Demolition of existing storage shed and conservatory and construction of two storey side extension and single storey rear extension; removal of chimney breasts, external materials including render. 24 Beresford Road Mill End Rickmansworth Hertfordshire WD3 8QU	approved	21/01/2026	Delegated Decision	Penn And Mill End
25/2079/FUL	Variation of Condition 2(plans) pursuant to planning permission 25/1430/FUL to allow alterations to ground floor fenestration 43 Harefield Road Rickmansworth Hertfordshire WD3 1LZ	approved	12/01/2026	Delegated Decision	Rickmansworth Town
25/1835/FUL	Demolition of existing garage and construction of single storey front infill and side extension with raised rear terrace; erection of basement level, first floor extension, roof alterations including increase in ridge height to create a two-storey dwelling, front porch, internal alterations, alterations to fenestration and external materials including render 82 Highfield Way Rickmansworth Hertfordshire WD3 7PH	approved	12/01/2026	Delegated Decision	Rickmansworth Town
25/2027/FUL	Installation of electrically operated security shutter 107 - 109 High Street Rickmansworth Hertfordshire WD3 1EG	approved	19/01/2026	Delegated Decision	Rickmansworth Town
25/2028/FUL	Construction of rear extension with roof lanterns to existing terrace at second floor level Flat 1 Gilham Court Ebury Road Rickmansworth Hertfordshire WD3 1FZ	approved	16/01/2026	Delegated Decision	Rickmansworth Town



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1868/RSP	Retrospective: Replacement of front entrance door 21 Nightingale Road Rickmansworth Hertfordshire WD3 7DE	approved	09/01/2026	Delegated Decision	Rickmansworth Town
25/1930/RSP	Part Retrospective: Demolition of existing conservatory and construction of single storey rear extension and conversion of garage into habitable accommodation 64 Nightingale Road Rickmansworth Hertfordshire WD3 7BT	approved	31/12/2025	Delegated Decision	Rickmansworth Town
25/2017/FUL	Construction of single storey front extension and provision of 3no. windows to side elevation, conversion of garage into habitable accommodation 13 Moss Close Rickmansworth Hertfordshire WD3 1NE	approved	12/01/2026	Delegated Decision	Rickmansworth Town
25/2043/DIS	Discharge of Condition 3 (Material Details) pursuant to planning permission 25/0912/FUL and 25/1019/LBC 20 High Street Rickmansworth Hertfordshire WD3 1ER	Determined - DIS apps	23/01/2026	Delegated Decision	Rickmansworth Town
25/2060/CLPD	Certificate of Lawfulness Proposed Development: Demolition of existing sheds and construction of an outbuilding 142 Highfield Way Rickmansworth Hertfordshire WD3 7PJ	refused	21/01/2026	Delegated Decision	Rickmansworth Town
25/2066/RSP	Retrospective: Erection of front porch extension 4 Rushmoor Close Rickmansworth Hertfordshire WD3 1NA	approved	21/01/2026	Delegated Decision	Rickmansworth Town



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/2059/FUL	Demolition of existing single storey rear extension and construction of single storey side and rear extension, conversion of garage into habitable accommodation. 142 Highfield Way Rickmansworth Hertfordshire WD3 7PJ	approved	19/01/2026	Delegated Decision	Rickmansworth Town

GENERAL PUBLIC SERVICES AND COMMUNITY ENGAGEMENT

Summary of decisions by Planning Committee January 2026



January Planning Committee – Summary Sheet

Reference	Address	Proposal	Decision
24/2073/OUT	Land To North Of Little Green Lane, Croxley Green, Hertfordshire	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).	<p>Refused, contrary to Officer recommendation.</p> <p>The development would constitute inappropriate development in the Green Belt, harms openness and conflicts with purposes (a) and (c) of the Green Belt. Very special circumstances would not exist to outweigh the harm to the Green Belt and any other harm identified.</p> <p>Intensification of use from the development would harm adjacent woodland.</p> <p>In the absence of S106 Agreement, failure to secure infrastructure contributions.</p> <p>Reasons to be circulated.</p>
25/0195/FUL	80 The Drive, Rickmansworth, Hertfordshire, WD3 4DU	Demolition of existing dwelling and construction of detached building containing 5 residential flats, with associated landscaping, provision of new vehicular access, car parking, cycle and refuse storage.	Deferred for future meeting.
25/1671/FUL	Beesons Yard, Bury Lane, Rickmansworth, Hertfordshire,	Variation of Conditions 2 (Plans) and 25 (Obscure Windows) pursuant to planning permission 22/1148/FUL to allow alterations to fenestration detailing, omission of terrace balconies, addition of AOV rooflights and submission of hard and soft landscaping details including landscape management.	Deferred for future meeting.
25/1722/RSP	38 Moor Lane, Rickmansworth, Hertfordshire, WD3 1LG	Part retrospective: construction of two outbuildings and alterations to rear land levels and landscaping works.	Deferred for future meeting.

GENERAL PUBLIC SERVICES AND COMMUNITY ENGAGEMENT

Summary of decisions by Planning Committee January 2026 (continued)



January Planning Committee – Summary Sheet			
Reference	Address	Proposal	Decision
25/1754/ADV	Three Rivers House, Northway, Rickmansworth, WD3 1RL	Advertising consent for display of flags.	Deferred for future meeting.
25/1987/FUL	18 Greenways, Abbots Langley, Hertfordshire, WD5 0EU	Construction of part-single, part-two storey side and rear extensions and single storey side extension.	Deferred for future meeting.
25/2091/RSP	39-41 High Street, Abbots Langley, Hertfordshire, WD5 0AA	Retrospective: construction of single storey rear extension.	Deferred for future meeting.
25/2102/FUL	Croxley Guild Bowls Club, The Green, Croxley Green, Rickmansworth, Hertfordshire, WD3 3HT	Erection of a timber pergola.	Deferred for future meeting.
25/2150/FUL	10 Oak Green, Abbots Langley, Hertfordshire, WD5 0PG	Extension of existing crossover and alterations to driveway.	Deferred for future meeting.

GENERAL PUBLIC SERVICES AND COMMUNITY ENGAGEMENT

Major Planning Applications pending consideration (continued)



Reference	Address	Proposal	Target Decision Date	Officer
24/0476/OUT	Land East Of Green Street And North Of Orchard Drive Green Street Chorleywood Hertfordshire	Outline Application: Comprehensive development of the Site, delivering up to 300 no. residential dwellings (Use Class C3), associated access, and supporting amenity space, landscaping, green infrastructure and sustainable drainage systems (all matters reserved except for access).	Agreed Extension 27.02.2026	Adam Ralton
24/0538/OUT	Land East Of Green Street And North Of Orchard Drive Green Street Chorleywood Hertfordshire	Outline Application: Demolition of the existing farm building and comprehensive development of the Site, delivering up to 675 no. residential dwellings (Use Class C3), a new two-form entry primary school, associated access, and supporting amenity space, landscaping, green infrastructure and sustainable drainage systems (all matters reserved except for access).	Agreed Extension 27.02.2026	Adam Ralton
24/0925/FUL	Kebbell House Delta Gain Carpenders Park Hertfordshire	Demolition of existing commercial buildings and construction of 4 x 5 storey blocks comprising 129 flats and 513sqm of Class E floorspace with associated access, basement parking and landscaping works.	Agreed Extension 31.03.2026	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 31.03.2026	Suzanne O'Brien
24/2073/OUT	Land To North Of Little Green Lane Croxley Green WD3 3SP	Outline Application: Development of up to 600 residential dwellings (Use Class C3(a)), construction of a 5-bedroom property for childrens social care and supported living (Use Class C3(b)). Two vehicular access points from Little Green Lane and further pedestrian / cycleway accesses. A one form entry primary school (Use Class F1(a)) (plus expansion land for a two form entry primary school). A mixed use local centre including provision for NHS health and social care services (Use Class E(e)), community building (Use Class F2), retail and cafe provision (Use Class E(a-c)), car parking and associated infrastructure. A country park, areas for play and recreation, allotments, community orchard and landscaping with associated infrastructure including sustainable urban drainage systems. (Layout, scale, appearance and landscape as reserved matters).	Agreed Extension 30.01.2026	Claire Westwood

GENERAL PUBLIC SERVICES AND COMMUNITY ENGAGEMENT

Major Planning Applications pending consideration



Reference	Address	Proposal	Target Decision Date	Officer
25/0196/FUL	Fir Trees Dawes Lane Sarratt Rickmansworth, Hertfordshire WD3 6BG	Redevelopment of site and erection of 20 dwellings (Use Class C3) with associated parking, cycle storage and landscaping, served by new vehicular access and pedestrian access to Dawes Lane.	Agreed Extension 30.01.2026	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 27.02.2026	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
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

GENERAL PUBLIC SERVICES AND COMMUNITY ENGAGEMENT

Major Planning Applications pending consideration



Reference	Address	Proposal	Target Decision Date	Officer
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 28.02.2026	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 TBC	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
25/2154/FUL	Green End Farm Church Lane Sarratt Rickmansworth Hertfordshire WD3 6HH	Demolition of no. 93a Church Lane, commercial units and private livery yard and erection of 16no. dwellings with associated access, parking and landscaping works.	07.04.2026	Clara Loveland
25/2168/OUT	Land Adjacent Woodlands Cottages Oxhey Lane Carpenders Park Hertfordshire	Outline application: Construction of up to 70 residential dwellings (Use Class C3) with associated access onto Oxhey Lane and infrastructure (Appearance, Layout, Landscaping and Scale as reserved matters).	23.03.2026	Suzanne O'Brien

GENERAL PUBLIC SERVICES AND COMMUNITY ENGAGEMENT

Major Planning Applications pending consideration



Reference	Address	Proposal	Target Decision Date	Officer
25/2197/OUT	Land Adjoining Notley Farm Bedmond Road Abbots Langley Hertfordshire	Outline application: Erection of up to 93 dwellings with associated access, parking, amenity space and landscaping (Appearance, Layout, Landscaping and Scale as reserved matters).	09.04.2026	Scott Volker
25/2215/OUT	Land At Dawes Lane Sarratt Rickmansworth Hertfordshire WD3 6BA	Outline application: Demolition of existing structures and erection of up to 44 new homes with associated access, parking, open space, landscaping and ancillary works (Appearance, Layout, Landscaping and Scale as reserved matters).	24.03.2026	Claire Wilson
26/0045/FUL	Site Of Former Maple Cross House, Denham Way And Kier Offices Off Maple Lodge Close, Maple Cross Rickmansworth Hertfordshire WD3 9SW	Application for the removal of Condition 36 (Hours of delivery and collection) attached to planning permission 24/1963/FUL to remove the restriction on when deliveries and collections can take place.	15.04.2026	Adam Ralton

Corporate Peer Challenge – 10th-13th February

Members and Meeting Room access and availability

Dear Councillors,

The Corporate Peer Challenge will be commencing from 10th-13th February, over the course of the week meeting room availability at Three Rivers House will be quite scarce so please plan accordingly. The Members room will be used as a base by the peers and access will be restricted for the whole week.

Thank you.



Consultation on the Proposal to Open a Special Educational Needs and Disabilities Unit at Shepherd Primary School, Rickmansworth



School Planning
Hertfordshire County Council
Postal Point CHO134
Farnham House
Six Hills Way
Stevenage
SG1 2ST

www.hertfordshire.gov.uk

Tel: 0300 123 4043

Email: education.planning@hertfordshire.gov.uk

Date: 12 January 2026

Dear Consultee

Statutory Consultation on the proposal to open a Special Educational Needs and Disabilities (SEND) unit at Shepherd Primary School, Rickmansworth, during the 2026/27 academic year.

What is the proposal?

Hertfordshire County Council is consulting on the proposal to open a SEND unit at Shepherd Primary School, Shepherd's Lane, Rickmansworth, Hertfordshire, WD3 8JJ. The unit will provide up to 24 places for pupils with an Education, Health and Care Plan (EHCP) and who have Cognition and Learning and co-existing needs. These pupils require additional specialist support within a smaller, structured environment while still benefitting from access to a mainstream school.

This proposal is considered a prescribed alteration in line with the Department for Education's (DfE's) 'Making significant changes' ('prescribed alterations') to maintained schools' statutory guidance and as such requires a statutory process including a formal consultation.

Why is this being proposed?

In line with Hertfordshire County Council's draft SEND strategy², the County Council is working to develop a more consistent and inclusive pattern of specialist provision across the county. There are a growing number of primary aged pupils with Cognition

¹ Making significant changes ('prescribed alterations') to maintained schools

² Hertfordshire SEND Strategy 2026-2029



and Learning and co-existing needs who require additional specialist support but can still benefit from being part of a mainstream school.

To meet this increasing need, the County Council is proposing the development of several new primary SEND units, located within mainstream schools. These SEND units would offer a smaller, structured environment with specialist staff, while enabling pupils to maintain access to wider mainstream learning and social opportunities. This model supports earlier intervention, improves local access to provision and reduces the need to place children in more distant specialist settings.

Creating a SEND unit at Shepherd Primary School will help ensure that provision is available locally to meet the needs of children in Rickmansworth and the surrounding area.

Background to the development of SEND units

Hertfordshire's draft SEND Strategy identifies a growing number of primary aged pupils who require additional specialist support to succeed in mainstream schools. These pupils would benefit from learning in a smaller, nurturing environment but do not require a place in a special school. An increasing number of pupils have been identified with Cognition and Learning and co-existing needs who would benefit from this type of specialist provision within a mainstream school.

SEND units within mainstream schools allow pupils to receive targeted, specialist intervention while still maintaining access to the wider curriculum, peers and opportunities available in a mainstream setting. This model supports inclusion, provides earlier intervention and allows children to remain within their local community.

Developing a network of SEND units across Hertfordshire ensures a more consistent offer of specialist support, increases local capacity, and reduces reliance on out of area specialist placements. Establishing a SEND unit at Shepherd Primary School forms part of this wider programme to meet Cognition and Learning and co-existing needs across the county, with expert specialist staff to share knowledge and deliver to meet the needs of these children.

What will the SEND unit do?

The SEND unit will provide a small, structured and supportive environment where pupils with Cognition and Learning and co-existing needs can develop confidence, emotional wellbeing and build on the skills needed to engage positively in learning. Through targeted and timely intervention, pupils will be supported to make progress both academically and socially, with the aim of helping them reach their full potential. It is proposed that the primary SEND unit will offer 24 places. The pupils will be on the roll of the school and will form part of any statutory returns required from maintained schools, including key stage results. The provision will form part of any Ofsted inspection.



The SEND unit will:

- be an important part of Hertfordshire County Council's graduated approach to meeting needs locally³;
- meet the needs of pupils within the provision, providing personalised support to enable them to make good progress in all areas of their development;
- build capacity across the school, ensuring that all staff have the skills and expertise to meet the needs of the pupils when they are accessing the wider school curriculum; and
- work with other schools across the Watford and Three Rivers area, to support the needs of pupils with Cognition & Learning and other associated needs.

What does this mean for pupils?

Children will be placed in the unit by the Local Authority. To be admitted, a child must have an EHCP and have identified Cognition and Learning and co-existing needs. Pupils would have needs greater than, or additional to, the needs that can normally be met through full time attendance at a mainstream school. The school would be named by the county council in the child's EHCP. Admission to the unit would be distinct from the school's general admissions process.

Pupils would have access to mainstream lessons in line with their needs. They may initially need support from specialist staff, but as they progress, where possible they would be able to attend lessons independently.

Pupils who are not admitted to the SEND unit but who attend the school and have SEND needs would continue to be supported by mainstream school staff and existing resources. Although access to the specialist provision within the unit would be through the County Council's SEND admissions process, the whole School could benefit from shared staff team knowledge and specialist expertise.

In order to deliver the SEND unit, internal and external modifications will be required at Shepherd Primary School. If approved, the County Council would work closely with the school to ensure that the accommodation supports pupils' needs whilst also ensuring that good value for money is achieved. The works would be managed by the County Council using contractors who will ensure a safe environment for pupils and staff, to minimise the impact of any building works whilst the school is in operation. The capital cost of delivering the SEND unit accommodation would be fully met by the County Council.

What would be the impact on staff?

The Headteacher would keep a strategic overview of the SEND unit, including recruitment, training and retention of the SEND unit's staff. It is expected that the Headteacher or other senior leader will be the line manager for the leader of the SEND unit.

The County Council has developed a continuing professional development programme for staff designed to ensure a consistent and high quality of offer across all SEND units. The offer covers a range of Cognition and Learning training opportunities.

³ [Hertfordshire County Council - The Graduated Response](#)

If approved, the school would receive additional revenue funding to support a flexible staffing model that supports pupils' needs. This would enable the school to appoint specialist staff and ensure appropriate support is in place as the provision develops.

Have your say

Your response must be received by **9 February 2026**. The easiest way to respond to the proposal is by completing the response form on the county council's website at:

<https://www.hertfordshire.gov.uk/consultations>

If you do not have access to the internet, you can visit your local library where free access is available to all Hertfordshire residents. Staff at libraries can print off and supply documents if requested.

Should you wish to request a hard copy of the response form or need help understanding this information, please email:

education.planning@hertfordshire.gov.uk

Alternatively, you can call 0300 123 4043. An interpreting service is available for those who need it.

The County Council will not be able to acknowledge or respond individually to your comments but they will be taken into account in the decision-making process, as explained below.

How the decision will be taken

The 4-week statutory notice period invites stakeholders to comment on the above proposal. No decision has been made yet. All responses received will be made available to elected members to consider in making the final decision. All responses may be made available in public reports, although personal details will be removed to respect individual privacy.

The following timetable outlines the decision-making process. Please note that meetings marked with * will be open to the public. Although it will not be possible to inform everyone individually of the decisions made, you will be able to access this information throughout the process at: www.hertfordshire.gov.uk/committees.

Process	Date
Statutory notice period (4 weeks)	12 January – 9 February 2026
Chief Officer delegated decision (final decision if no objections received to the statutory notice)	21 February 2026
Cabinet* (final decision if one or more objections received to the statutory notice)	18 March 2026
Implementation	Academic Year 2026/2027

Yours faithfully,

Jo Fisher,
Executive Director of Children's Services

Three Rivers District Council

Starters and Leavers in December 2025



Leavers

Employee Name	Job Title
Laurinda Davidge	Customer Service Centre Representative
Howard Ringland	Grounds Maintenance Manager
Paul Elms	HGV Driver
Nargis Sultan	Deputy Chief Legal Officer

Starters

Employee Name	Job Title
Jay Cowie	Refuse Loader
Reece Tiffen	Refuse Loader
Faith Lai	Planning and Conservation Officer



CSC Call Stats - December 2025

Phone Call Statistics – December 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
3,763	0mins	1min 07secs	9mins 26secs	68.13%	86.17%	95.13%	100%	100%	100%	100%	100%	100%

Council Meetings in February 2026



Calendar of Meetings	February 2026	
Licensing Committee	Wednesday	04
Audit Committee	Thursday	19
Full Council	Tuesday	24
Planning Committee	Thursday	26

This information is correct as of 4pm Monday 19 January. 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 – January 2026

CHAIR / VICE-CHAIR OF THE COUNCIL'S CIVIC ENGAGEMENTS FOR JANUARY 2026	
Thursday, 8 th	Chair of the Council, Cllr King attended the South Oxhey Open Day at South Oxhey Leisure Centre
Wednesday, 21 st	Chair of the Council, Cllr King attended Tree planting at South Oxhey playing fields
Wednesday, 29 th	Chair of the Council, Cllr King attended the 'Making Art Work' exhibition for Community Learning Partnerships at St Martins Church
Friday, 30 th	Chair of the Council, Cllr King attended the Three Rivers Museum Award Reception at the Three Rivers Museum