



MEMBERS INFORMATION BULLETIN

February 2026

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February 2026 - Committee Items

GENERAL PUBLIC SERVICES AND COMMUNITY ENGAGEMENT

1. [Planning update relating to appeals received, determined, and decisions in ward areas between 25th January and 24th February 2026](#)
2. [Summary of decisions by Planning Committee – 16th February 2026](#)
3. [Summary of decisions by Planning Committee – 26th February 2026](#)
4. [Major Planning Applications pending consideration – February 2026](#)
5. [Corporate Performance Report Q3 2025-2026](#)

CLIMATE CHANGE AND LEISURE

6. [Environmental Champions Award scheme launch](#)
7. [Small or Medium-sized Business \(SME\) Solar and Battery Grant](#)
8. [Health Event on Thursday 19th March 2026 1:30pm – 3:00pm at Parish Council Office, Oxhey Drive, South Oxhey](#)

MISCELLANEOUS

9. [Three Rivers District Council Staff Update](#)
10. [CSC telephone statistics – January 2026](#)
11. [Council meetings in March 2026](#)
12. [Chair civic engagements – February 2026](#)



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

Appeal Received = **5**

From: 25/01/2026 *To:* 24/02/2026

<i>Planning ref number</i>	<i>Appeal Lodged date</i>	<i>Appeal ref number</i>	<i>Committee or delegated</i>
25/0195/FUL 80 The Drive Rickmansworth Hertfordshire WD3 4DU	28/01/2026	26/0005/NONDET	COM
25/1940/FUL 126 Greenfield Avenue Carpenders Park Watford Hertfordshire WD19 5DQ	28/01/2026	26/0006/REF	DEL
25/0597/FUL Land Adjoining Westwood End Bucks Hill Kings Langley Hertfordshire WD4 9AS	20/02/2026	26/0009/REF	DEL
25/1584/FUL 211 Prestwick Road South Oxhey Watford Hertfordshire WD19 6EJ	10/02/2026	26/0008/REF	RETURN
25/1718/FUL Land Adjacent To Ashwood Bucks Hill Kings Langley Hertfordshire	28/01/2026	26/0007/REF	DEL



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

Appeals Determined =

3

From: 25/01/2026

To: 24/02/2026

<i>Planning ref number</i>	<i>Appeal decision date</i>	<i>Appeal ref number</i>	<i>Committee or delegated</i>	<i>Decision</i>
25/0123/FUL	10/02/2026	25/0021/REF	Delegated Decision	Appeal Dismissed
The Fisheries Solesbridge Lane Chorleywood Rickmansworth Hertfordshire WD3 5SS				
25/1303/FUL	26/01/2026	25/0043/REF	Delegated Decision	Appeal Dismissed
Overbury Woodside Walk Northwood HA6 3ET				
25/0903/FUL	06/02/2026	25/0031/REF	Delegated Decision	Appeal allowed subject to conditions
5 Lewes Way Croxley Green Rickmansworth Hertfordshire WD3 3SN				

Decisions

From: 25/01/2026 To: 24/02/2026

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Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/2150/FUL	Extension of existing crossover and alterations to driveway 10 Oak Green Abbots Langley Hertfordshire WD5 0PG	approved	17/02/2026	Committee Decision	Abbots Langley And Bedmond
25/2091/RSP	Retrospective: Construction of single storey rear extension 39 - 41 High Street Abbots Langley Hertfordshire WD5 0AA	approved	17/02/2026	Committee Decision	Abbots Langley And Bedmond
25/1987/FUL	Construction of part-single, part-two storey side and rear extensions and single storey side extension 18 Greenways Abbots Langley Hertfordshire WD5 0EU	approved	17/02/2026	Committee Decision	Abbots Langley And Bedmond
25/2032/RSP	Part Retrospective: Roof replacement; construction of single storey side and rear extension and first floor rear infill extension, with associated internal alterations, new windows to side elevation 5 Popes Road Abbots Langley Hertfordshire WD5 0EY	approved	28/01/2026	Delegated Decision	Abbots Langley And Bedmond
25/0970/FUL	Variation of Condition 2 (Plans) pursuant to planning permission 23/0959/FUL to allow for single storey side extension and reduction in first floor layout size; driveway and parking Old Place Gardens High Street Bedmond Hertfordshire	approved	11/02/2026	Delegated Decision	Abbots Langley And Bedmond



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/2073/BGP	Discharge of Biodiversity Gain Plan pursuant to planning permission 25/1517/FUL Woodland South Of Homewood Bedmond Road Bedmond Hertfordshire	refused	16/02/2026	Delegated Decision	Abbots Langley And Bedmond
25/2132/CLPD	Certificate of Lawfulness Proposed Development: Demolition of existing conservatory and construction of single storey rear extension 42 Margeholes Carpenders Park Watford Hertfordshire WD19 5AR	approved	26/01/2026	Delegated Decision	Carpenders Park
25/2134/FUL	Construction of single storey rear infill extension 174 Harrow Way Carpenders Park Watford Hertfordshire WD19 5ER	approved	29/01/2026	Delegated Decision	Carpenders Park
25/2241/RSP	Part-Retrospective: Extension of raised rear decking area 158 Penrose Avenue Carpenders Park Watford Hertfordshire WD19 5AH	approved	19/02/2026	Delegated Decision	Carpenders Park
25/1884/CLPD	Certificate of Lawfulness Proposed Development: Construction of single storey front infill extension and conversion of garage into habitable accommodation 82 Carpenders Avenue Carpenders Park Watford Hertfordshire WD19 5BP	approved	06/02/2026	Delegated Decision	Carpenders Park



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/2200/FUL	Demolition of existing store and construction of single storey side extension and front porch. 135 Little Oxhey Lane Carpenders Park Watford Hertfordshire WD19 5HH	approved	12/02/2026	Delegated Decision	Carpenders Park
25/2207/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 3.27 metres, maximum eaves height 3.00 metres) 12 Margeholes Carpenders Park Watford Hertfordshire WD19 5AP	approved	26/01/2026	Delegated Decision	Carpenders Park
25/2240/CLPD	Certificate of Lawfulness Proposed Development: Demolition of existing sheds and garage and construction of an outbuilding 34 Harrow Way Carpenders Park Watford Hertfordshire WD19 5ET	approved	24/02/2026	Delegated Decision	Carpenders Park
25/2139/CLPD	Certificate of Lawfulness Proposed Development: Demolition of existing garage and canopy and construction of single storey rear extension 10 Margeholes Carpenders Park Watford Hertfordshire WD19 5AP	approved	02/02/2026	Delegated Decision	Carpenders Park
25/2107/PDNA	Prior Notification: Erection of agricultural barn with solar panels New Model Farm Sarratt Road Rickmansworth Hertfordshire WD3 6AJ	approved	30/01/2026	Delegated Decision	Chorleywood North And Sarratt



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1995/FUL	Substantial demolition of the existing dwelling and Construction of part single, part two storey front,side,rear extensions and loft conversion including increase in ridge height with new roof and front/rear rooflights; alterations to fenestration and materials including recladding with redbrick and stone 116 Valley Road Rickmansworth Hertfordshire WD3 4BH	approved	09/02/2026	Delegated Decision	Chorleywood North And Sarratt
25/2131/FUL	Variation of Condition 2 (plans) pursuant to planning permission 25/0165/FUL to allow installation of new front rooflight, rear juliet balcony and changes to rear fenestrations Dyke Cottage Chorleywood Road Rickmansworth Hertfordshire WD3 4ES	approved	05/02/2026	Delegated Decision	Chorleywood North And Sarratt
25/1895/FUL	Construction of part-single, part-two storey rear extension and first floor front extension, rear terrace balcony; loft conversion including front/rear rooflights; internal alterations and alterations to fenestration, external materials including wood and stone cladding; erection of an outbuilding Nirvana Bridle Lane Loudwater Rickmansworth Hertfordshire WD3 4JQ	withdrawn	06/02/2026	Withdrawn	Chorleywood North And Sarratt
25/0195/FUL	Demolition of existing dwelling and construction detached building containing 5 residential flats, with associated landscaping, provision of new vehicular access, car parking, cycle and refuse storage 80 The Drive Rickmansworth Hertfordshire WD3 4DU	Non- determination	28/01/2026	Committee Decision	Chorleywood North And Sarratt



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1945/FUL	Substantial demolition of existing dwelling, including construction of part-single, part-two storey front extension; single storey rear extension; loft conversion including replacement roof, increase in ridge height and rooflights; demolition of existing garage and construction of new detached garage; rear patio extension and associated landscaping works; alterations to access; front landscaping works including front boundary wall; alterations to external materials including render, alterations to fenestrations and internal alterations. Up Yonder 76 Valley Road Rickmansworth Hertfordshire WD3 4BJ	approved	29/01/2026	Delegated Decision	Chorleywood North And Sarratt
25/2110/RSP	Part Retrospective: Replacement of windows, internal plaster, boxed gutter flat roof and rafter support, reinstatement of brick work with lime mortar Red Lion Cottage The Green Sarratt Rickmansworth Hertfordshire WD3 6BP	approved	19/02/2026	Delegated Decision	Chorleywood North And Sarratt
25/2111/LBC	Listed Building Consent: Replacement of windows, internal plaster, boxed gutter flat roof and rafter support, reinstatement of brick work with lime mortar Red Lion Cottage The Green Sarratt Rickmansworth Hertfordshire WD3 6BP	approved	19/02/2026	Delegated Decision	Chorleywood North And Sarratt
25/2176/FUL	Erection of front boundary treatments including brick piers, metal fence, railings and sliding gates. 73 Valley Road Rickmansworth Hertfordshire WD3 4BL	approved	10/02/2026	Delegated Decision	Chorleywood North And Sarratt



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1782/RSP	Retrospective: Erection of an outbuilding Wendover Bridle Lane Loudwater Rickmansworth Hertfordshire WD3 4JH	approved	30/01/2026	Delegated Decision	Chorleywood North And Sarratt
24/2073/OUT	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). Land To North Of Little Green Lane Croxley Green WD3 3SP	refused	30/01/2026	Committee Decision	Chorleywood North And Sarratt
25/1948/DIS	Discharge of Condition 5 (Contamination - Preliminary Risk Assessment) pursuant to planning permission 24/1950/FUL Cottage Farm Redhall Lane Chandlers Cross Rickmansworth Hertfordshire WD3 4LT	Determined - DIS apps	28/01/2026	Delegated Decision	Chorleywood North And Sarratt



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/2201/FUL	Demolition of existing conservatory and construction of single storey rear extension; alterations to side fenestration, rooflights Sunchat Penmans Hill Chipperfield Kings Langley Hertfordshire WD4 9DJ	approved	11/02/2026	Delegated Decision	Chorleywood North And Sarratt
25/2089/FUL	Construction of part single, part two-storey rear extension, rear patio extension, front portico, alterations to fenestration, alterations to external materials, and internal alterations 130 Valley Road Rickmansworth Hertfordshire WD3 4BP	approved	27/01/2026	Delegated Decision	Chorleywood North And Sarratt
25/1518/FUL	Partial demolition of existing dwelling; single-storey front extensions; creation of entrance door (fronting Troutstream Way); roof configuration to create catslide roof; alterations to external openings, including replacement windows; creation of entrance to annexe (fronting Chorleywood Rd); internal reconfiguration, including creation of integral garage and annexe accommodation; creation of front steps; new vehicular access and driveway; and landscaping works Troutstream Hall Chorleywood Road Rickmansworth WD3 4EX	approved	17/02/2026	Delegated Decision	Chorleywood North And Sarratt
25/2047/FUL	Demolition of existing single storey rear extension and construction of single storey rear extension, replacement of the roof to the front porch canopy and front bay window; internal alterations and alterations to side fenestration 11 Haddon Road Chorleywood Rickmansworth Hertfordshire WD3 5AW	approved	03/02/2026	Delegated Decision	Chorleywood South And Maple Cross



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/2222/DIS	Discharge of Condition 2 (Timber windows) pursuant to planning permission 23/1960/LBC The Flat St John Fisher Roman Catholic Church Shire Lane Chorleywood Abbots Langley Hertfordshire WD3 5NH	Determined - DIS apps	13/02/2026	Delegated Decision	Chorleywood South And Maple Cross
25/2136/FUL	Construction of two storey rear extension and roof light to rear elevation, internal alterations and alterations to fenestration Pixie House Nottingham Road Heronsgate Rickmansworth Hertfordshire WD3 5DN	approved	05/02/2026	Delegated Decision	Chorleywood South And Maple Cross
25/2185/RSP	Retrospective: Installation of underground LPG tank The Hayloft The Bullsland Estate Bullsland Lane Chorleywood Hertfordshire	approved	06/02/2026	Delegated Decision	Chorleywood South And Maple Cross
25/2143/FUL	Demolition of existing single storey side extension, garage, conservatory and construction of part single, part-two storey side extension, single storey rear extension with rooflights Little Hensol Shire Lane Chorleywood Rickmansworth Hertfordshire WD3 5NH	approved	03/02/2026	Delegated Decision	Chorleywood South And Maple Cross
25/2217/ADV	Advertisement Consent: Erection of internally illuminated monolith sign Bassett Park Denham Way Maple Cross Rickmansworth Hertfordshire WD3 9AF	approved	11/02/2026	Delegated Decision	Chorleywood South And Maple Cross



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/2098/FUL	Construction of first-floor rear extension and lower ground floor rear extension, alterations to raised rear patio including replacement of decking, glass balustrading and stairs, alterations to rear fenestration including rear juliet balconies 18 Brushwood Drive Chorleywood Rickmansworth Hertfordshire WD3 5RT	approved	02/02/2026	Delegated Decision	Chorleywood South And Maple Cross
25/2191/DIS	Discharge of Condition 26 (Fire Hydrant) pursuant to planning permission 22/0033/FUL Hertford Place Denham Way Maple Cross Hertfordshire	Determined - DIS apps	04/02/2026	Delegated Decision	Chorleywood South And Maple Cross
25/2160/FUL	Conversion of garage into habitable accommodation. The Pines Berry Lane Chorleywood Rickmansworth Hertfordshire WD3 5EY	approved	10/02/2026	Delegated Decision	Chorleywood South And Maple Cross
26/0054/PDE	Prior Approval: Single storey rear extension (depth 4.00 metres, maximum height 2.90 metres, maximum eaves height 2.70 metres) 97 Windmill Drive Croxley Green Rickmansworth Hertfordshire WD3 3FB	no objection	19/02/2026	Delegated Decision	Dickinsons
25/2188/CLPD	Certificate of Lawfulness Proposed Development: Demolition of existing greenhouse and workshop buildings and construction of an outbuilding with garage and home office The Weather House Lavrock Lane Croxley Hall Croxley Green Rickmansworth Hertfordshire WD3 3BE	approved	05/02/2026	Delegated Decision	Dickinsons



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/2109/FUL	Construction of single storey side extension to create garage 27 Yorke Road Croxley Green Rickmansworth Hertfordshire WD3 3DW	approved	03/02/2026	Delegated Decision	Dickinsons
26/0098/DIS	Discharge of Condition 5 (Landscaping) and Condition 17 (Domestic Waste Storage) pursuant to planning permission 24/1750/FUL Grove Court Grove Crescent Croxley Green Hertfordshire	Determined - DIS apps	13/02/2026	Delegated Decision	Dickinsons
25/2183/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 3.61 metres, maximum eaves height 2.76 metres) 99 Byewaters Croxley Green Watford Hertfordshire WD18 8WH	approved	19/02/2026	Delegated Decision	Dickinsons
25/2178/FUL	Construction of first floor side and rear extensions, front porch infill extension; loft conversion including creation of crown roof and side/rear rooflights; internal alterations, alterations to front gable and alterations to fenestration, alterations to external materials including render 34 Copthorne Road Croxley Green Rickmansworth Hertfordshire WD3 4AQ	approved	10/02/2026	Delegated Decision	Dickinsons
25/1994/FUL	Demolition of existing store rooms and single storey rear extension; erection of a part single, part two storey side and rear extension including new roof; internal alterations and alterations to fenestration, installation of external insulation. Tamahine The Green Croxley Green Rickmansworth Hertfordshire WD3 3HX	approved	26/01/2026	Delegated Decision	Dickinsons



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
24/1812/FUL	Demolition of existing outbuildings; subdivision of the site and construction of five two-storey residential dwellings including parking, landscaping, cycle and refuse storage. Land Rear Of 219 New Road Croxley Green Rickmansworth Hertfordshire WD3 3HE	approved	10/02/2026	Committee Decision	Dickinsons
25/2069/FUL	Demolition of existing rear extensions and outbuilding and construction of part single-storey, part two-storey rear, side and front extensions, associated rear patio, alterations to fenestration, and internal alterations. 31 Yorke Road Croxley Green Rickmansworth Hertfordshire WD3 3DW	approved	28/01/2026	Delegated Decision	Dickinsons
25/2164/FUL	Demolition of existing single storey side extension, conversion of existing garage into habitable accommodation and construction of single storey side and rear extension 55 Frankland Road Croxley Green Rickmansworth Hertfordshire WD3 3AS	approved	09/02/2026	Delegated Decision	Dickinsons
25/2133/CLPD	Certificate of Lawfulness Proposed Development: Erection of side dormer window and rooflights 49 Frankland Road Croxley Green Rickmansworth Hertfordshire WD3 3AS	approved	23/02/2026	Delegated Decision	Dickinsons
25/2198/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including rear dormer and front rooflights 29 Dickinson Avenue Croxley Green Rickmansworth Hertfordshire WD3 3EU	approved	03/02/2026	Delegated Decision	Dickinsons



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/2102/FUL	Erection of a timber pergola. Croxley Guild Bowls Club The Green Croxley Green Rickmansworth Hertfordshire WD3 3HT	approved	17/02/2026	Committee Decision	Dickinsons
25/2118/FUL	Replacement doors and windows, and alterations to front bay window. 20A Copthorne Road Croxley Green Rickmansworth Hertfordshire WD3 4AQ	approved	02/02/2026	Delegated Decision	Dickinsons
25/2236/CLPD	Certificate of Lawfulness Proposed Development: Construction of single storey rear extension and loft conversion including rear roof extension 209 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LH	approved	19/02/2026	Delegated Decision	Durrants
26/0007/FUL	Demolition of existing conservatory and construction of single storey rear extension and new roof from side to rear ground floor level with rooflights 12 Lancing Way Croxley Green Rickmansworth Hertfordshire WD3 3LN	approved	24/02/2026	Delegated Decision	Durrants
25/2138/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable roof extension with rear juliet dormer and front rooflights, erection of front porch 42 Claremont Crescent Croxley Green Rickmansworth Hertfordshire WD3 3QR	approved	02/02/2026	Delegated Decision	Durrants



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1928/FUL	Construction of two storey rear extension, loft conversion including rear juliet dormer, new roof, increase to ridge height, new windows to front/side elevations, and patio 8 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DA	refused	06/02/2026	Delegated Decision	Gade Valley
25/2001/FUL	Variation of conditions 2 (approved drawings), 3 (gradient of access), 4 (vehicle tracking), 5 (hard and soft landscaping), and 6 (boundary treatment) pursuant to planning permission 24/0481/FUL to allow alterations to roof form including raising the eaves level, reduce the pitch of gables, removal of dormer windows and front canopies, construction of two storey front extension and projected gable roof at first floor level, alterations to fenestration, external materials including brick and render, driveway alterations. Belair Toms Lane Kings Langley Hertfordshire WD4 8NH	approved	13/02/2026	Delegated Decision	Gade Valley
25/2099/FUL	Demolition of existing single storey rear extension, conservatory, store, garage and erection of first floor level to create two storey detached dwelling, construction of single storey side and rear extension with raised rear patio and front portico 90 Toms Lane Kings Langley Hertfordshire WD4 8NL	approved	16/02/2026	Delegated Decision	Gade Valley
25/2112/CLPD	Certificate of Lawfulness Proposed Development : Stationing of a caravan for ancillary residential use 50 Harthall Lane Kings Langley Hertfordshire WD4 8JH	refused	30/01/2026	Delegated Decision	Gade Valley



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/2181/DIS	Discharge of Condition 9 (Archaeological written scheme of investigation report) pursuant to planning permission 22/1183/FUL Home Park Works Station Road Kings Langley Hertfordshire WD4 8LW	Determined - DIS apps	09/02/2026	Delegated Decision	Gade Valley
26/0018/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including rear dormer window. 30 Broomfield Rise Abbots Langley Hertfordshire WD5 0HN	approved	19/02/2026	Delegated Decision	Gade Valley
26/0001/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 3.00 metres, maximum eaves height 3.00 metres) 30 Broomfield Rise Abbots Langley Hertfordshire WD5 0HN	no objection	10/02/2026	Delegated Decision	Gade Valley
25/2071/CLPD	Certificate of Lawfulness Proposed Development: Stationing of a twin-unit caravan for ancillary residential use 3 Pryor Close Abbots Langley Hertfordshire WD5 0NA	refused	05/02/2026	Delegated Decision	Leavesden
26/0114/NMA	Non-Material Amendment to Condition 2 (Plans) of planning permission 25/1308/FUL to allow correction to plan numbers. Warner Bros. Studios Leavesden Warner Drive Watford Hertfordshire WD25 7LP	approved	29/01/2026	Delegated Decision	Leavesden
25/1967/FUL	Construction of three-storey extension to existing building to increase provision of internal space to 30 existing flats. Parkview Bucknalls Close Garston Hertfordshire	refused	26/01/2026	Delegated Decision	Leavesden



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/2117/CLPD	Certificate of Lawfulness Proposed Development: Construction of an outbuilding 20 Batchworth Lane Northwood HA6 3DR	approved	29/01/2026	Delegated Decision	Moor Park And Eastbury
25/2008/FUL	Construction of first floor rear extension, partial conversion of existing garage into habitable accommodation and alterations to fenestration detail. Trelawny 1 Ardross Avenue Northwood HA6 3DS	approved	02/02/2026	Delegated Decision	Moor Park And Eastbury
25/2156/FUL	Demolition of existing garage, pool building and rear and northern flank of existing dwelling; construction of part single, part two storey side and rear extension; single-storey front extension; replacement roof including increase in ridge height with rear dormers, front roof lights and front roof projection; internal alterations and alterations to fenestration; alterations to external materials; replacement boundary treatments; front and rear landscaping works 4 Farm Way Northwood HA6 3EF	approved	10/02/2026	Delegated Decision	Moor Park And Eastbury
25/1147/CLED	Certificate of Lawfulness Existing Use: Use of property as single dwellinghouse (Use Class C3) Unit 8 Century Court Tolpits Lane Watford Hertfordshire WD18 9RS	refused	13/02/2026	Delegated Decision	Moor Park And Eastbury



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0017/NMA	Non-material amendment pursuant to planning permission 24/1137/FUL to allow removal of 2no. trees, addition of UKPN substation, combination of 2no. substations towards eastern part of site, alterations to unit 1 and 6 cycle stores, relocation of EV parking spaces, amendments to retaining walls, erection of gate to the south of unit 6, enlargement of unit 6 binstore, alterations to western side footpath Wolsey Business Park Tolpits Lane Watford Hertfordshire WD18 9BL	approved	02/02/2026	Delegated Decision	Moor Park And Eastbury
25/2159/FUL	Demolition of existing conservatory and construction of single storey rear orangery extension 19 Pembroke Road Moor Park Northwood Hertfordshire HA6 2LG	approved	05/02/2026	Delegated Decision	Moor Park And Eastbury
25/1780/FUL	Change of use of ground floor area from Use Class B2/B8 to Class E, installation of 2no. doors to front elevation Unit 27 Orbital 25 Business Park Dwight Road Watford Hertfordshire WD18 9DA	approved	04/02/2026	Delegated Decision	Moor Park And Eastbury
25/1869/FUL	Demolition of existing conservatory and construction of part single, part two storey rear extension with roof accommodation served by Juliet dormer windows; rear terrace balcony; garage conversion and loft conversion including rear dormers and rooflights; rear patio extension; internal alterations, replacement windows and alterations to fenestration. Invergarry 33 Astons Road Moor Park Northwood Hertfordshire HA6 2LB	refused	02/02/2026	Delegated Decision	Moor Park And Eastbury



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1976/FUL	Change of use of part of existing storage and distribution unit (B8 use) with ancillary trade counter, to introduce an exhibition/studio/showroom space and associated external alterations Unit A And B Valley Park Olds Approach Rickmansworth Watford Hertfordshire WD18 9TL	approved	09/02/2026	Delegated Decision	Moor Park And Eastbury
25/2209/FUL	Variation of Conditions 2 (Approved plans) and 8(Construction and Demolition Method Statement) pursuant to planning permission 25/1500/FUL to allow relocation of entrance door, removal of ground floor staircase wall and rear chimney, internal alterations and alterations to fenestration Edgehill Sandy Lane Northwood HA6 3ES	approved	10/02/2026	Delegated Decision	Moor Park And Eastbury
25/2072/FUL	Construction of first floor side extension and two-storey side extension 15 Pembroke Road Moor Park Northwood Hertfordshire HA6 2HP	approved	10/02/2026	Delegated Decision	Moor Park And Eastbury
25/2116/CLPD	Certificate of Lawfulness Proposed Development: Construction of an outbuilding 22 Batchworth Lane Northwood HA6 3DR	approved	03/02/2026	Delegated Decision	Moor Park And Eastbury
25/2097/FUL	Demolition of existing garage and construction of single storey front, side and rear extension, loft conversion including increase in ridge height with rear juliet dormer and front rooflights; internal alterations and alterations to fenestration 29 Bishops Avenue Northwood HA6 3DD	approved	10/02/2026	Delegated Decision	Moor Park And Eastbury



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/2169/FUL	Demolition of existing conservatory and construction of single storey rear extension 48 Bishops Avenue Northwood HA6 3DG	approved	09/02/2026	Delegated Decision	Moor Park And Eastbury
26/0038/PDE	Prior Approval: Single storey rear extension (depth 8 metres, maximum height 2.7 metres, maximum eaves height 2.55 metres) 12 The Roughs Northwood HA6 3DF	no objection	09/02/2026	Delegated Decision	Moor Park And Eastbury
25/0831/RSP	Part retrospective: Substantial demolition of existing dwelling and construction of part two-storey, part single-storey front, side and rear extensions, and loft conversion including rear dormer window; landscaping works including land level alterations and hard surfacing. 6 Parkside Road Northwood HA6 3HL	approved	05/02/2026	Delegated Decision	Moor Park And Eastbury
25/2196/FUL	Construction of single storey side and rear extension, loft conversion including rear juliet dormer with window and front rooflights, front storm porch, internal alterations and alterations to front/side fenestration including entrance door 3 The Pathway Oxhey Hall Watford Hertfordshire WD19 4NB	approved	17/02/2026	Delegated Decision	Oxhey Hall And Hayling
25/2194/PDE	Prior Approval: Single storey rear extension (depth 4.30 metres, maximum height 3.00 metres, maximum eaves height 2.90 metres) 87 Hayling Road South Oxhey Watford Hertfordshire WD19 7DP	no objection	27/01/2026	Delegated Decision	Oxhey Hall And Hayling



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0094/CLPD	Certificate of Lawfulness Proposed Development: Erection of under ground concrete garden bunker in the rear garden 12 Fulford Grove South Oxhey Watford Hertfordshire WD19 7QG	withdrawn	13/02/2026	Withdrawn	Oxhey Hall And Hayling
25/2203/FUL	Construction of single-storey side and rear extension and front porch extension, alterations to front roof form over porch and garage, external materials including timber cladding 1 Hall Close Mill End Rickmansworth Hertfordshire WD3 8US	approved	23/02/2026	Delegated Decision	Penn And Mill End
25/2177/FUL	Construction of single storey front, side and rear extensions with extension to raised rear patio, loft and roof extension including increase in ridge height to create a first floor level with windows and rooflights, internal alterations and alterations to fenestration 58 Beacon Way Rickmansworth Hertfordshire WD3 7PD	refused	12/02/2026	Delegated Decision	Penn And Mill End
25/2125/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable roof extension with rear dormer and front rooflights 24 Home Way Mill End Rickmansworth Hertfordshire WD3 8QL	approved	03/02/2026	Delegated Decision	Penn And Mill End
25/2126/FUL	Demolition of existing conservatory and construction of single storey side and rear extension 74 Eastwick Crescent Mill End Rickmansworth Hertfordshire WD3 8YJ	approved	27/01/2026	Delegated Decision	Penn And Mill End



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/2192/FUL	Conversion of garage into habitable accommodation and construction of single storey front extension 28 Berry Lane Mill End Rickmansworth Hertfordshire WD3 4DD	approved	06/02/2026	Delegated Decision	Penn And Mill End
25/2195/DIS	Discharge of Condition 4(Construction Method Statement) pursuant to planning permission 25/1553/FUL 111 Harefield Road Rickmansworth Hertfordshire WD3 1PB	Determined - DIS apps	10/02/2026	Delegated Decision	Rickmansworth Town
25/2231/FUL	Demolition of existing conservatory and existing single storey rear roof extension and construction of single storey rear extension with roof lanterns 37 Nightingale Road Rickmansworth Hertfordshire WD3 7DA	approved	24/02/2026	Delegated Decision	Rickmansworth Town
18/8000/FUL	Test Applicaiton description box Rose Gardens Northway Rickmansworth Hertfordshire	approved	30/01/2018	Delegated Decision	Rickmansworth Town
25/1754/ADV	Advertising Consent: Display of flags Three Rivers House Northway Rickmansworth Hertfordshire WD3 1RL	approved	17/02/2026	Committee Decision	Rickmansworth Town
25/1488/FUL	Installation of extraction flue system to rear CO-OP 5 - 6 Moneyhill Parade Uxbridge Road Rickmansworth Hertfordshire WD3 7BQ	approved	17/02/2026	Delegated Decision	Rickmansworth Town



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/2199/FUL	Loft conversion including rear dormer and front rooflights 4A Moneyhill Parade Uxbridge Road Rickmansworth Hertfordshire WD3 7BQ	approved	11/02/2026	Delegated Decision	Rickmanswor th Town
25/1973/FUL	Removal of the existing roof and construction of an additional storey to create a two-storey dwelling with loft accommodation served by rear dormer and front/rear roof lights; front solar panels; demolition of existing garage and erection of two-storey side and single storey side and rear extension; alterations to fenestration, external materials including render 168 Highfield Way Rickmansworth Hertfordshire WD3 7PJ	approved	26/01/2026	Delegated Decision	Rickmanswor th Town
25/1996/FUL	Alterations to existing shopfront including installation of replacement shop fascia, alterations to fenestration including renewal of window frames, timber fence and gutters, new sliding entrance doors, double door and 2no. fire doors; car park amendments including removal of 3no. car park spaces, existing kerb; installation of new bollard and replacement trolley shelter 193 - 203 High Street Rickmansworth Hertfordshire WD3 1BB	approved	03/02/2026	Delegated Decision	Rickmanswor th Town
25/1997/ADV	Advertisement Consent: Replacement of existing fascia signs with new downlit fascia signs, new downlit projecting signs, new internally illuminated totem sign; and installation of vinyl graphics to windows 193 - 203 High Street Rickmansworth Hertfordshire WD3 1BB	approved	19/02/2026	Delegated Decision	Rickmanswor th Town



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/2137/FUL	Variation of Condition 2 (opening hours) to planning permission 13/1376/FUL to allow alterations to opening hours in December 2026 193 - 203 High Street Rickmansworth Hertfordshire WD3 1BB	approved	02/02/2026	Delegated Decision	Rickmansworth Town
25/1722/RSP	Part Retrospective: Construction of two outbuildings and alterations to rear land levels and landscaping works 38 Moor Lane Rickmansworth Hertfordshire WD3 1LG	approved	17/02/2026	Committee Decision	Rickmansworth Town
25/1998/FUL	Loft conversion including rear dormer and front rooflight to create a new residential unit (flat), internal and external alterations. 8 Moneyhill Parade Uxbridge Road Rickmansworth Hertfordshire WD3 7BE	refused	03/02/2026	Delegated Decision	Rickmansworth Town
25/2193/DIS	Discharge of Condition 4 (Construction Method Statement) pursuant to planning permission 25/1562/FUL 111 Harefield Road Rickmansworth Hertfordshire WD3 1PB	Determined - DIS apps	10/02/2026	Delegated Decision	Rickmansworth Town
25/2114/DIS	Discharge of Condition 3 (Demolition and Construction Method Statement) and Condition 4 (Materials) pursuant to planning permission 23/0564/FUL Lane End 6 Sandy Lodge Road Moor Park Rickmansworth Hertfordshire WD3 1LJ	Determined - DIS apps	29/01/2026	Delegated Decision	Rickmansworth Town
25/2013/FUL	Replacement of external gas cooler, 2no. AC condenser units and 2no. new fridge packs at roof level. 193 - 203 High Street Rickmansworth Hertfordshire WD3 1BB	approved	02/02/2026	Delegated Decision	Rickmansworth Town



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
25/1969/ADV	Advertisement Consent: Installation of 2no. fascia signs and 2no. projecting signs to the front elevation. 19 Church Street Rickmansworth Hertfordshire WD3 1DE	approved	28/01/2026	Delegated Decision	Rickmansworth Town
26/0078/CLPD	Certificate of Lawfulness Proposed Development: Construction of single storey rear extension, loft conversion including rear dormer and front rooflights 157 Oxhey Drive South Oxhey Watford Hertfordshire WD19 7HT	approved	24/02/2026	Delegated Decision	South Oxhey
25/2227/PDE	Prior Approval: Single storey rear extension (depth 4.50 metres, maximum height 3.30 metres, maximum eaves height 3.00 metres) 196 Muirfield Road South Oxhey Watford Hertfordshire WD19 6BJ	approved	03/02/2026	Delegated Decision	South Oxhey

GENERAL PUBLIC SERVICES AND COMMUNITY ENGAGEMENT

Summary of decisions by Planning Committee 16th February 2026



16 February Planning Committee – Summary Sheet

Reference	Address	Proposal	Decision
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.	<p>Authority delegated to the Head of Regulatory Services to write to the Planning Inspectorate to confirm that had an appeal not been lodged, Planning Permission would have been refused on the grounds of:</p> <ul style="list-style-type: none"> - Adverse impact on trees including loss of greenery impacting Sylvan character of area - Shortfall of parking resulting in on-street parking impacting neighbouring amenity, highway safety through conflict with school traffic, exacerbated by site's location and reliance on private vehicles. - Overdevelopment of site including increased overlooking to adjacent school. <p>Reasons to be circulated.</p>
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.	Approved (in accordance with the Officer recommendation)
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.	Approved in accordance with the Officer recommendation with additional condition removing PD rights (Class E - outbuildings).
25/1754/ADV	Three Rivers House, Northway, Rickmansworth, WD3 1RL	Advertising consent for display of flags.	Approved in accordance with the Officer recommendation including an amendment to Condition 2 to refer to signs granted deemed consent by Advert Regulations.

GENERAL PUBLIC SERVICES AND COMMUNITY ENGAGEMENT

Summary of decisions by Planning Committee 16th February 2026 (continued)



16 February Planning Committee – Summary Sheet

Reference	Address	Proposal	Decision
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.	Approved (in accordance with the Officer recommendation)
25/2091/RSP	39-41 High Street, Abbots Langley, Hertfordshire, WD5 0AA	Retrospective: construction of single storey rear extension.	Approved (in accordance with the Officer recommendation)
25/2102/FUL	Croxley Guild Bowls Club, The Green, Croxley Green, Rickmansworth, Hertfordshire, WD3 3HT	Erection of a timber pergola.	Approved (in accordance with the Officer recommendation)
25/2150/FUL	10 Oak Green, Abbots Langley, Hertfordshire, WD5 0PG	Extension of existing crossover and alterations to driveway.	Approved (in accordance with the Officer recommendation)

GENERAL PUBLIC SERVICES AND COMMUNITY ENGAGEMENT

Summary of decisions by Planning Committee 26th February 2026



26 February 2026 – Planning Committee Decision Summary

Reference	Address	Proposal	Decision
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)	Refused (contrary to the officer's recommendation) on the basis that the development is not in a sustainable location and would be inappropriate development in the Green Belt, and the development fails to secure contributions through a S106 agreement. Full wording to be circulated.
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	Approved (in accordance with the Officer recommendation) with additional condition relating to details being provided of the internal arrangement of the community building prior to its construction.
25/1943/FUL	British Red Cross Community Way Croxley Green Rickmansworth Hertfordshire WD3 3HB	Demolition of existing building and construction of a new three storey building to provide community centre at ground floor level and 8 residential units to the two upper floors with associated landscaping, access, and parking alterations.	Approved (in accordance with the Officer recommendation) with amendment to C19 and informative relating to occupancy.
25/2120/FUL	57 - 59 High Street Abbots Langley Hertfordshire WD5 0AE	Removal of condition 3 (Lighting Hours) pursuant to planning permission 25/1012/RSP	Delegate to the Head of Regulatory Services to seek change to warm white from bright white lighting, and request reduction in brightness, and if that change is made, approve (in accordance with the Officer recommendation).
25/2182/FUL	99 Byewaters Croxley Green Watford Hertfordshire WD18 8WH	Construction of single storey rear extension, garage conversion and loft conversion with side rooflights and windows to side elevation, relocation of entrance door	Approved (in accordance with the Officer recommendation) with additional condition removing permitted development rights to convert from C3 to C4 and for extensions, roof extensions and outbuildings.



Major Planning Applications pending consideration at 24 February 2026

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 29.05.2026	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 29.05.2026	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
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 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



Reference	Address	Proposal	Target Decision Date	Officer
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 TBC	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 27.03.2026	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 31.03.2026	Suzanne O'Brien
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 06.03.2026	Tom Norris
25/2094/FUL	Land To The North West Of Cottage Farm Redhall Lane Chandlers Cross Rickmansworth Hertfordshire WD3 4LT	Erection of a barn and a tractor store on the existing equestrian land, and erection of 2no. polytunnels and a potting enclosure on the agricultural land, using access onto Redhall Lane and hardstanding.	04.03.2026	Clara Loveland



Reference	Address	Proposal	Target Decision Date	Officer
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
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
26/0194/OUT	Catlips Farm Berry Lane Chorleywood Rickmansworth Hertfordshire WD3 5EU	Outline Application: Demolition of existing development and redevelopment of the Site, including the construction of up to 333 dwellings (Use Class C3) of which 50% affordable housing, 66 bed Care Home (Use Class C2), Medical Centre (Use Class E (e)), Local Centre [containing Retail (Use Class E (a-c)), Community Facilities (use Class F2) and Cafe (Use Class E(a))] and associated play space, parking and associated infrastructure. New vehicular access onto Shepherds Lane and pedestrian and cycle accesses onto Shepherds Lane and Berry Lane, bus stop, bike station, landscaping, pedestrian / cycleway access routes, green infrastructure including community amenity space, allotments, play areas, outdoor gym trail / equipment and associated infrastructure including sustainable urban drainage systems (all matters reserved except for access).	20.05.2026	Adam Ralton



Reference	Address	Proposal	Target Decision Date	Officer
26/0120/FUL	The Grove Grove Mill Lane Grove Mill Rickmansworth Hertfordshire WD3 4TG	Erection of a temporary building with external accesses for use as a conference centre within the Walled Garden (build period of 39 days to start on 20/04/26 and to be removed by 29/05/26).	06.05.2026	Lilly Varnham
26/0151/FUL	Warner Bros. Studios Leavesden Warner Drive Watford Hertfordshire WD25 7LP	Removal of condition 13 (M25 Junction 21a Improvements) of planning permission 25/1308/FUL.	22.05.2026	Claire Westwood



CORPORATE PERFORMANCE REPORT Q3 2025 – 2026

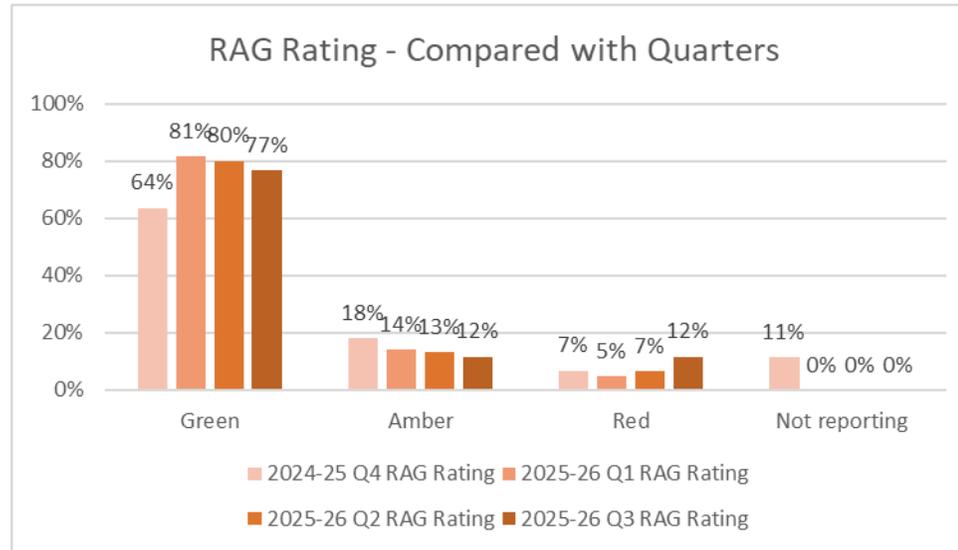


OVERVIEW

- 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 43 KPIs reporting for Q3 2025-26.
 - Excluding 2 biannual KPIs that reported in Q2 and will report again in Q4.
- The majority of KPIs are performing to or exceeding target for this quarter. KPIs with a green rag rating have declined 3% versus the previous quarter, reds have increased by 5% and amber have reduced by 1%.

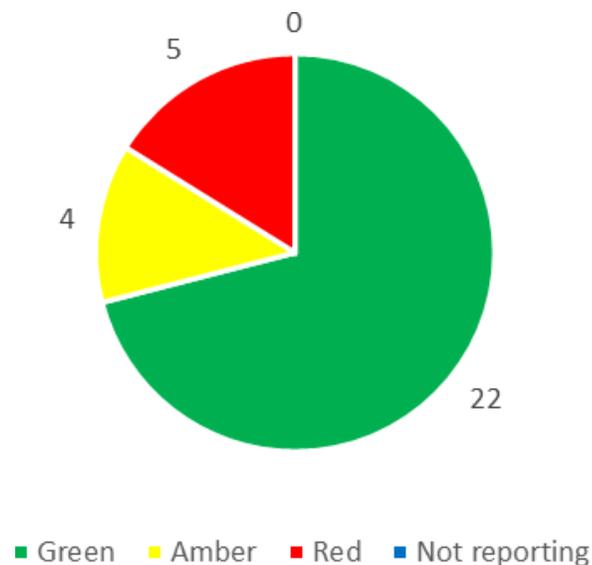


**QUARTER THREE
2025/26 PERFORMANCE
BY CORPORATE
FRAMEWORK
OBJECTIVE**

RESPONSIVE, RESPONSIBLE, LOCAL LEADERSHIP



- The majority of KPIs (22) are meeting or exceeding target.
- Customer Experience - All KPIs have retained green status (5 of which come under this objective).
- Finance – 100% green continuing from Q2 (2 of which fall under this objective), in reference to commercial income received and balances above the risk level.
- Waste and Environmental Protection’s - Collections made on the correct day has stayed consistently green from the previous quarter.
- Housing and Residential Services – All 3 KPIs exceeded target and are under this objective - Promote access to private sector lettings in order to prevent and relieve homelessness moved from amber to green in Q3.
- Regulatory Services – Continued positive momentum surpassing targets on planning decisions for major, minor and other applications, along with Inspections of category A and B rated premises within 28 days of the due date from the past quarter.
- Human Resources - Short term sickness has kept green. It is slightly up on the previous quarter but is reflective of the National picture of a high peak of flu/viral infections during this past quarter.





RESPONSIVE, RESPONSIBLE, LOCAL LEADERSHIP CONT...

- Revenues and Benefits: Percentage of Housing Benefit Overpayment and Council Tax collected has remained green.
- Strategy and Partnerships: FOIs/EIRs and SARs both achieved 100% staying green from Q2.
- Legal, Elections and Democratic Services: Both KPIs fall under this objective and have kept their green status in Q3 and are achieving above target results.
- Amber KPIs (4 in total):
 - Revenues and Benefits: 3 KPIs – Accuracy of work processed (accuracy is slightly lower than target due to extensive cross training across the department. Officers are still consolidating their learning meaning a slight decrease in accuracy) and time taken to process housing benefit entitlement (due to limited staff availability, including a high number of officers on long term sick leave, annual leave over Christmas and our ongoing Recovery training programme which all reduce the number of staff available to process claims) – both have remained amber in Q3. Average time taken to process new housing benefit claims went from green to amber in Q3, the reasoning for this also related to staff availability.
 - Regulatory Services: 1 KPI – food hygiene remains amber - like the last few quarters. Lower number due to the large number of newly registered food businesses that have been registered and have not yet been inspected. However, the result has increased to 92.6% this quarter compared to 91.5% in Q2.



RESPONSIVE, RESPONSIBLE, LOCAL LEADERSHIP CONT...

- Red KPIs (5 in 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 increased to 90.3%, compared to 87.8% for the same period last year, and although 100% compliance was not achieved in any month, the Q3 figures show that compliance rates had moved into the 95-96% range; the overall 12-month rolling period being affected by lower compliance rates in the previous quarters. The main reason given for not carrying out the return-to-work interviews within the target was 'Employee on Annual Leave (29.27%)' followed by 'Manager on Annual Leave' (24.39%).
 - Regulatory Services: One red KPI, percentage of planning application appeals allowed by PINS (Three appeals allowed out of seven decisions. Of the allowed appeals, on two the Inspector took a different judgement to Officers in respect of the design of the residential extensions. In the third, the Inspector took a different view in respect of whether the development was appropriate in the Green Belt.)
 - Waste and Environmental Protection: Number of fly tips collected per quarter went from green to red in Q3 - The number of fly tips has increased. Enforcement Officers continue to investigate fly tipping and take appropriate enforcement action.

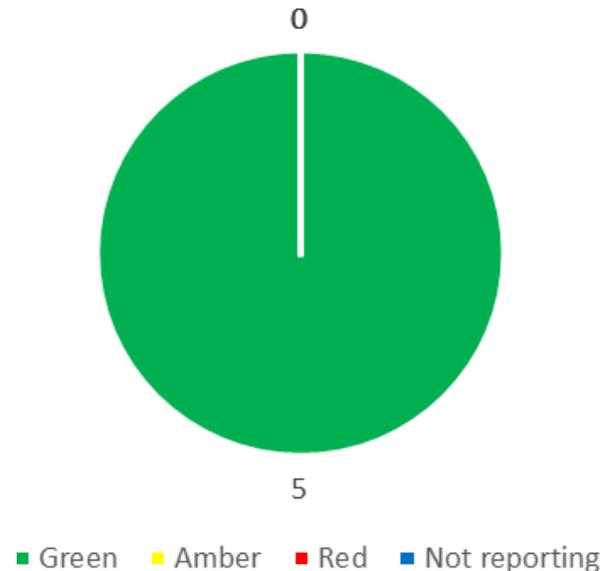


RESPONSIVE, RESPONSIBLE, LOCAL LEADERSHIP CONT...

- Red KPIs (continued):
 - Leisure and Natural Infrastructure:
 - Conservation Area Notice Tree Works Applications processed within 6 weeks has stayed red from Q2. Ongoing pressure on officer time in other work areas, planning work, tree safety inspections and management, enforcement, tree planting, and project work. 11 out 51 Notifications not determined within time.
 - Tree Preservation Order Applications processed within 8 weeks – has gone from amber to red in Q3 - Ongoing pressure on officer time in other work areas, planning work, tree safety inspections and management, enforcement, tree planting, and project work. 5 out 45 applications not determined within time.



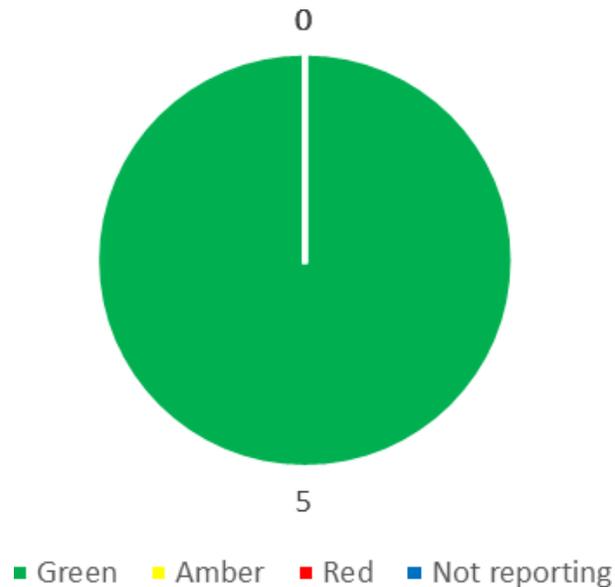
SUSTAINABLE COMMUNITIES



- 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 (146 incidents of support provided by the Healthy Hub this quarter), 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 (DM) 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 achieved a result of 41% versus a target of 5%. This figure is from Parkinson's project, Adult Keep Fit and Play Rangers.



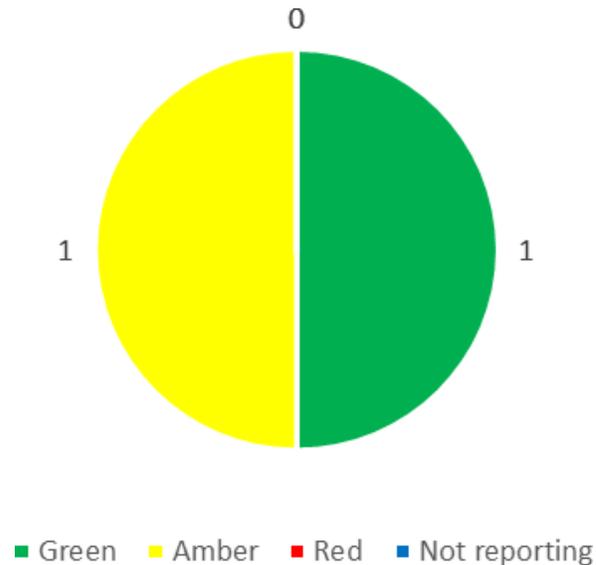
A GREAT PLACE TO DO BUSINESS



- This objective achieved 5 green KPIs.
- Finance: Achieved 98.92% - above the 98.5% target for accounts paid.
- Property Services & Major Projects: Occupancy rates for both commercial and garage estates are above target. Occupancy of the commercial estate has increased, following the letting of the ground floor of Three Rivers House. There has also been a steady increase in overall garage occupancy. KPI results have remained green for the past four quarters.
- 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 for the past six quarters. Above target and slightly up on Q3 2024/25.



NET CARBON ZERO AND CLIMATE RESILIENT



- 1 green KPI, 1 amber reported.
- Both KPIs fall under Waste & Environmental Protection: Target continues to be achieved for recycling for successive quarters. Forecast for this quarter is 32.12%. Q2 has been finalised at 31.14%
- Percentage of household waste diverted from landfill remained amber, Q3 is estimated at 58.95%. Garden waste tonnages will be slightly lower in Quarter 3 due to seasonal factors & due to collections being suspended over the Christmas period. Q2 has been finalised at 60.8%.



NEXT STEPS

- **Regulatory Services:** Environmental Health Commercial's resources are fixed but they are monitoring the challenge of high numbers of newly registered businesses through 1-1s with the team.
- **Planning Officers** continue to review appeal decisions received to ensure that recommendations take into account how Inspectors interpret and consider local and national policies and 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 garden waste element fluctuates due to the season variances and garden waste is suspended over the Christmas period.
- **Number of fly tips collected per quarter** – Officers continue to communicate educational messages in relation to the proper disposal of waste, as well as highlighting perpetrators of environmental crime to deter others. Trends in waste types are being monitored.



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.
- Revenues and Benefits: Accuracy of work processed - Mentors are being used for additional support for officers.
- Average time taken to process changes in housing benefit entitlement and new housing benefit claims – Additional resource has been brought in to reduce the processing time.



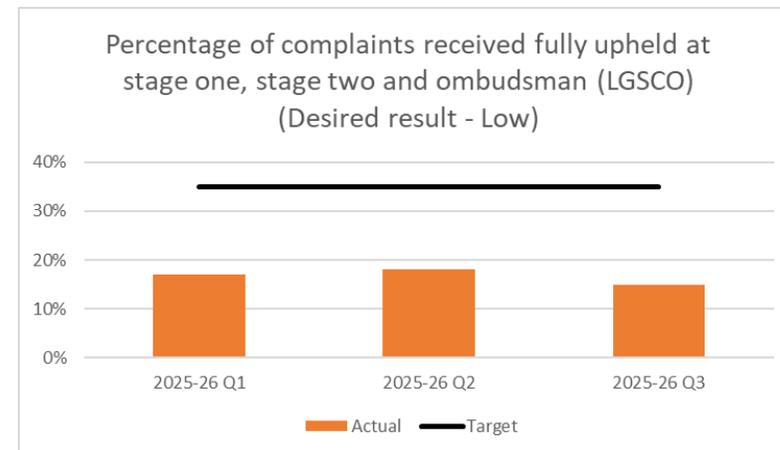
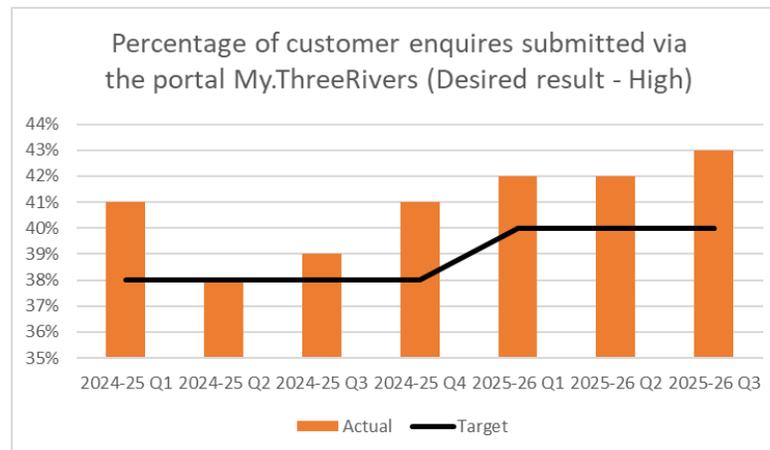
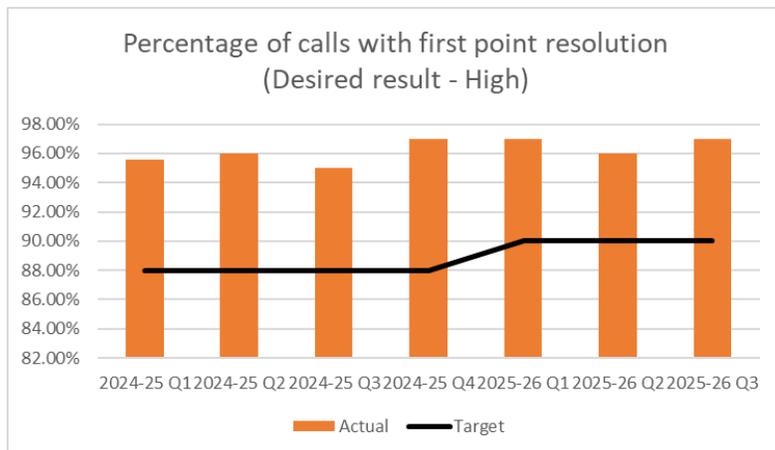
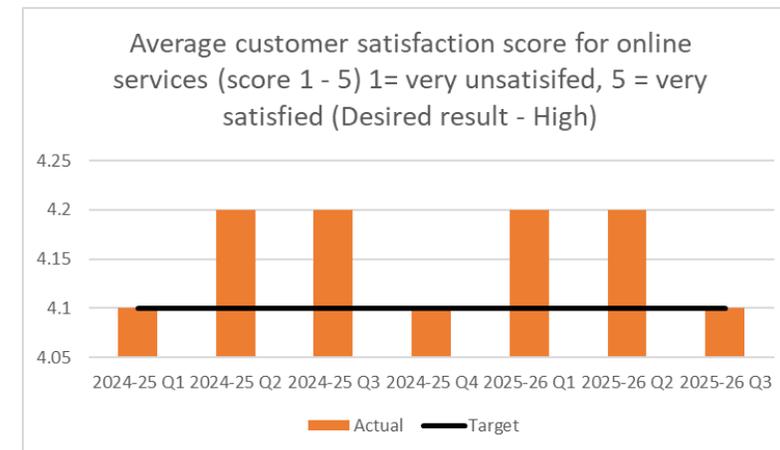
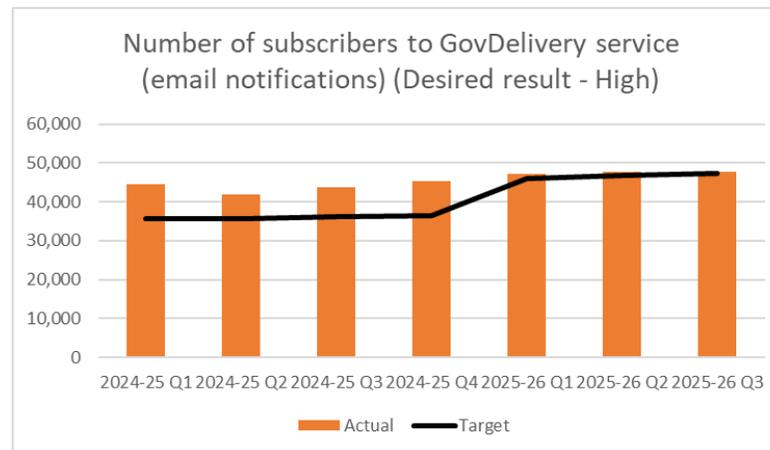
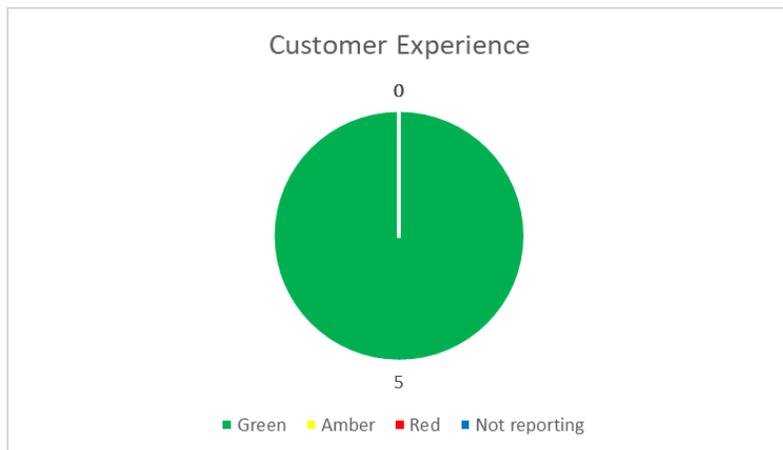
APPENDIX



QUARTER THREE 2025/26 PERFORMANCE BY SERVICE AREA



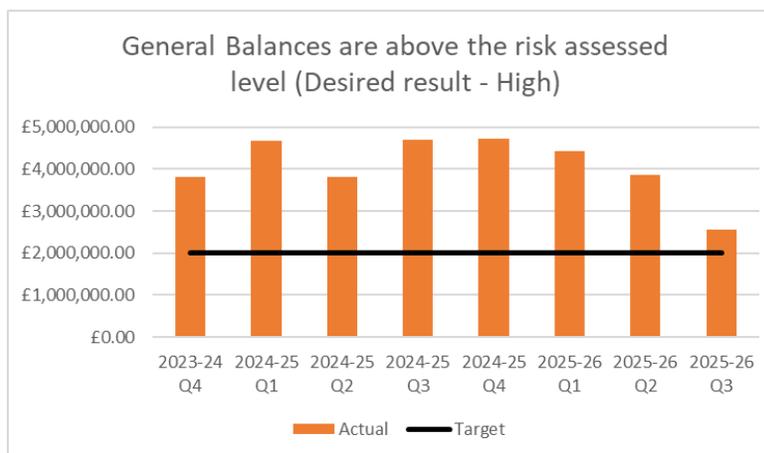
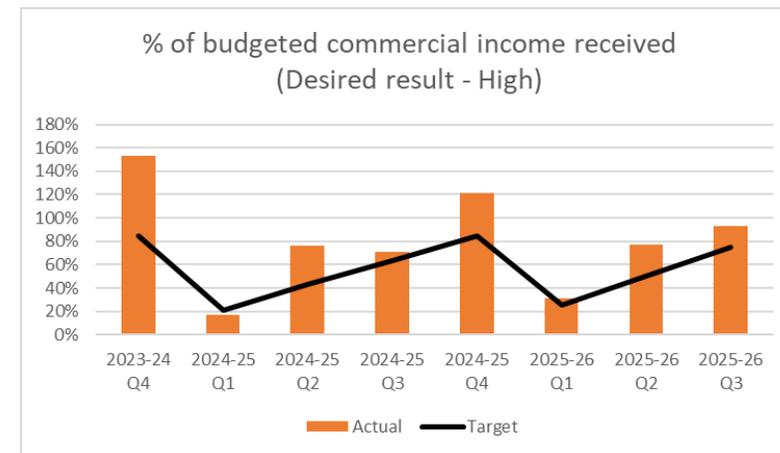
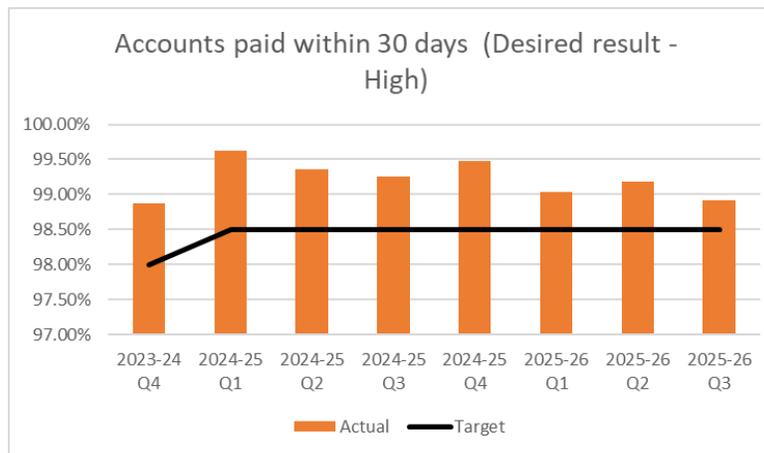
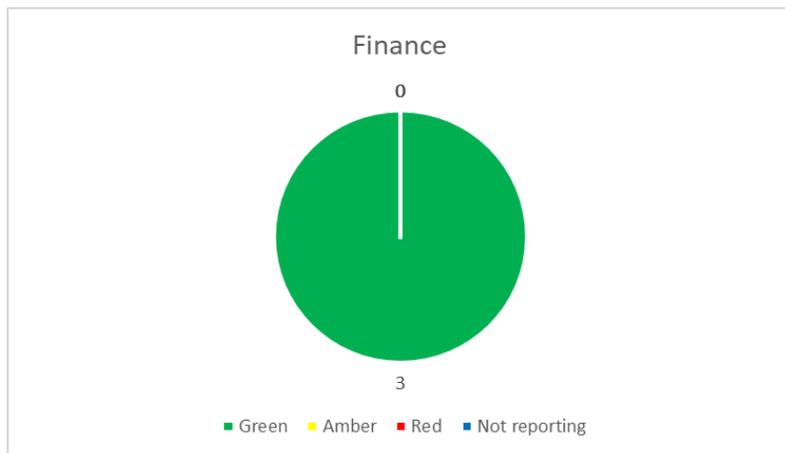
CUSTOMER EXPERIENCE



* Number of subscribers to GovDelivery service (email notifications) – quarterly target amended, previously described as “previous quarter +222”, which means the target changes each quarter and does not fully reflect progress made earlier in the year. For context, the KPI for 2024/25 was 45,355, with a target of 48,000 set for 2025/26. This represents an overall increase of 2,645, which would normally be profiled across the four quarters to allow progress to be measured consistently. A fixed annual target with a clear quarterly profile (as described above has been implemented) may provide a more consistent measure.

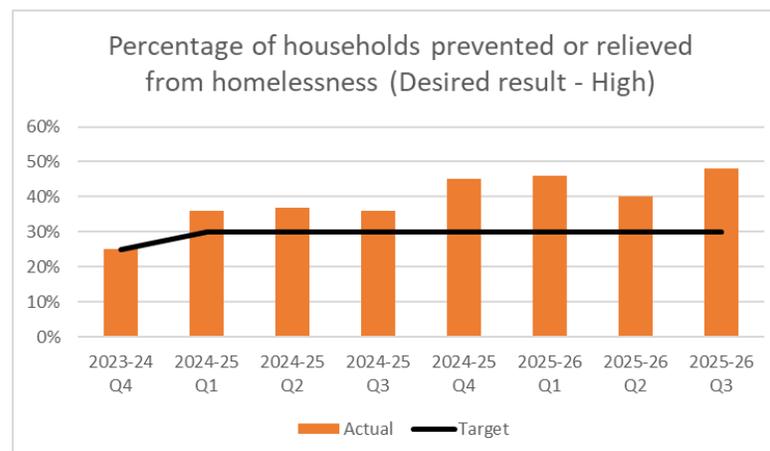
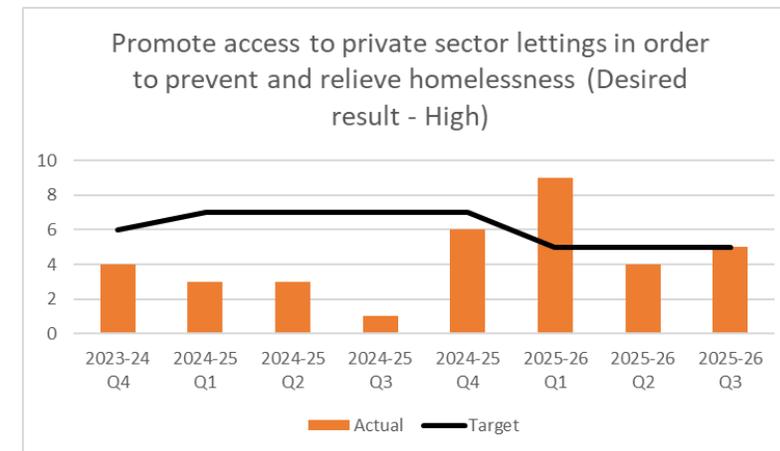
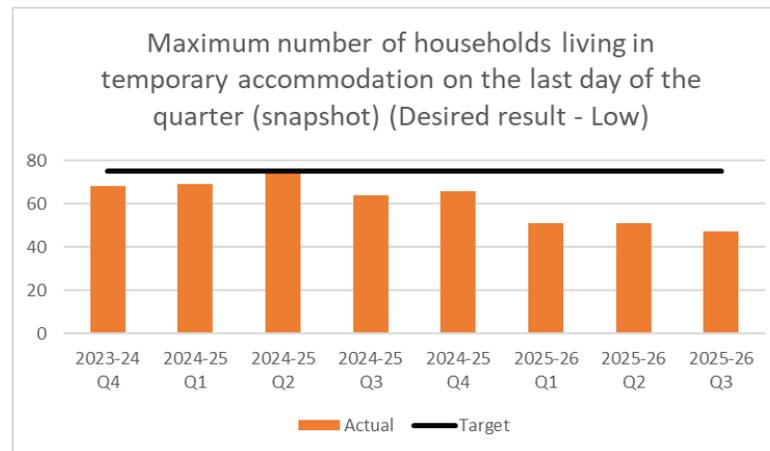
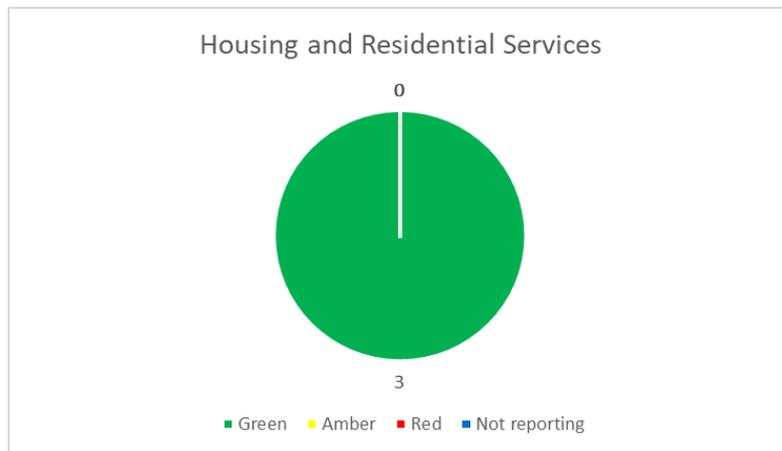


FINANCE



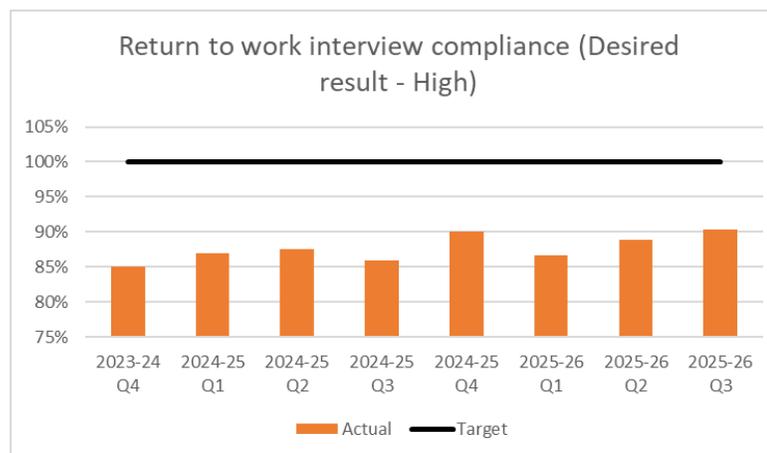
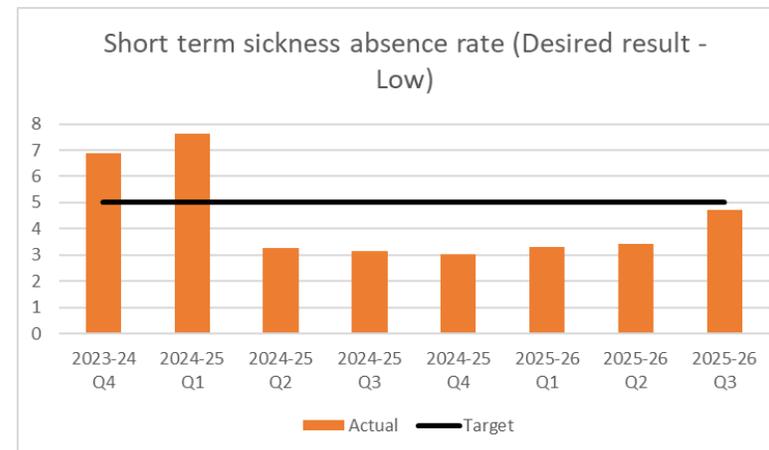
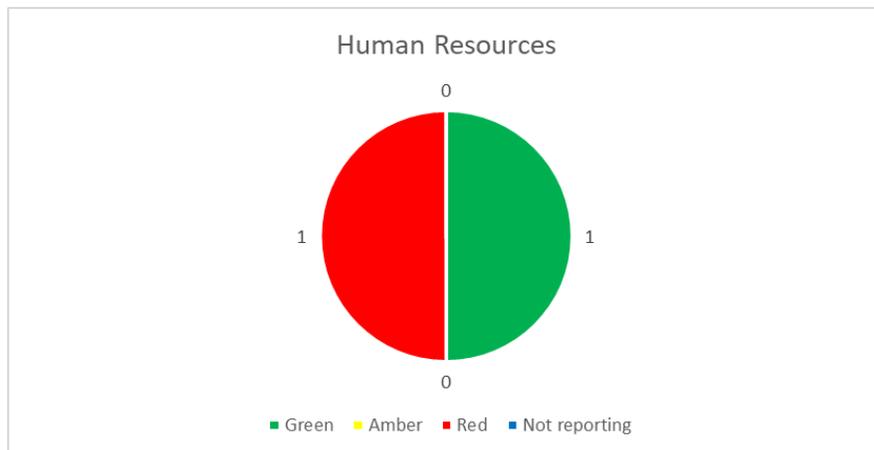


HOUSING AND RESIDENTIAL SERVICES





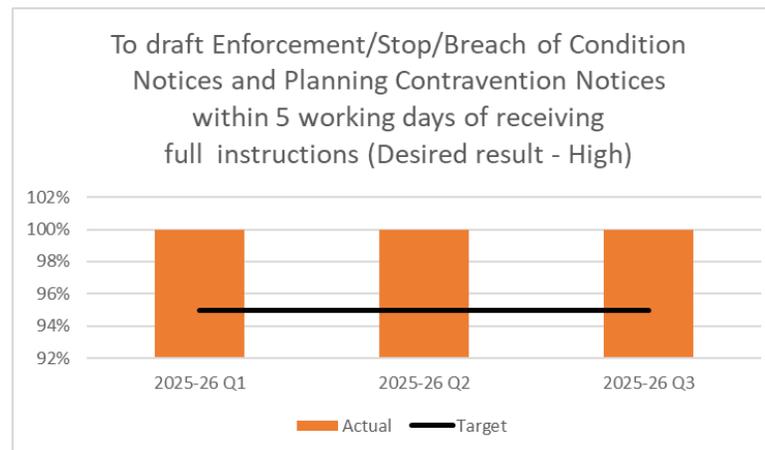
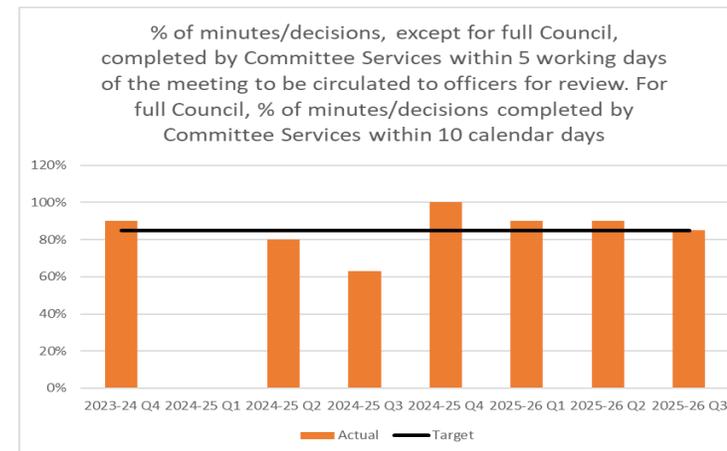
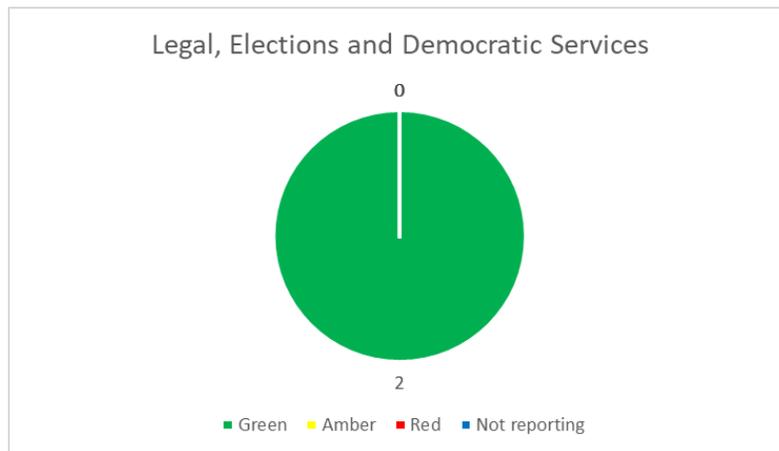
HUMAN RESOURCES



* 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

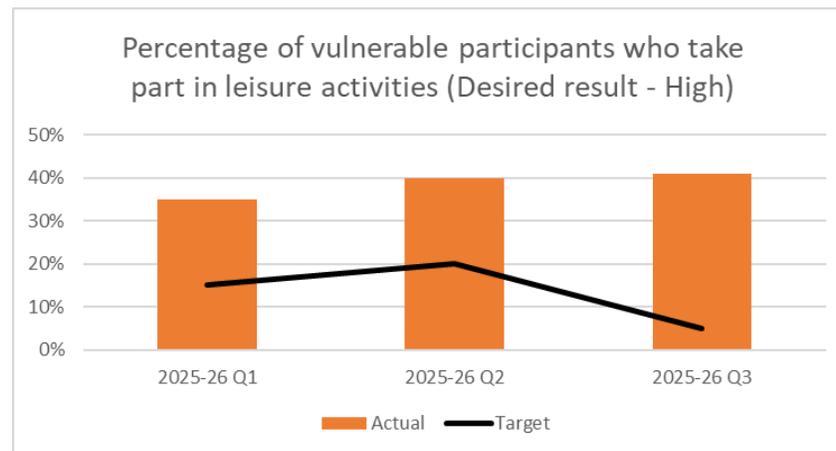
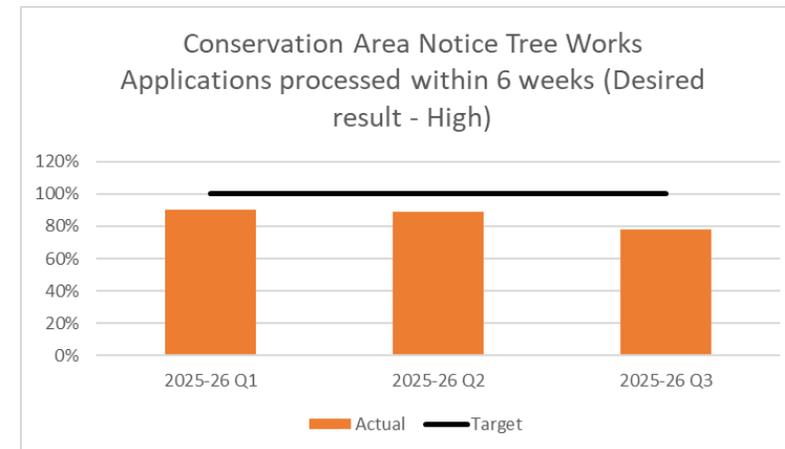
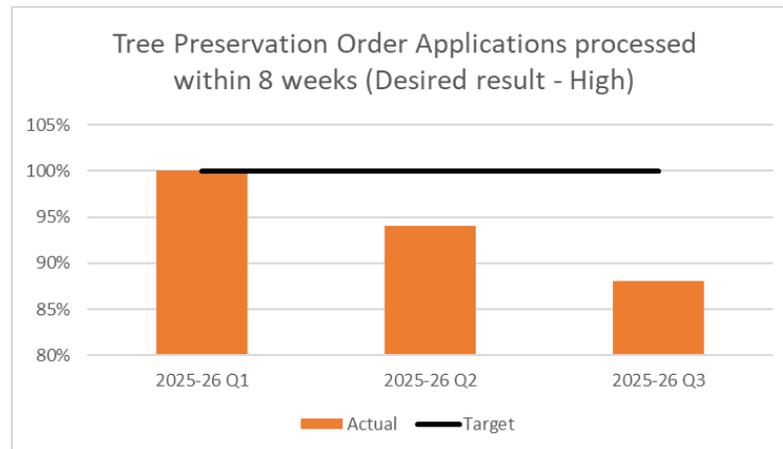
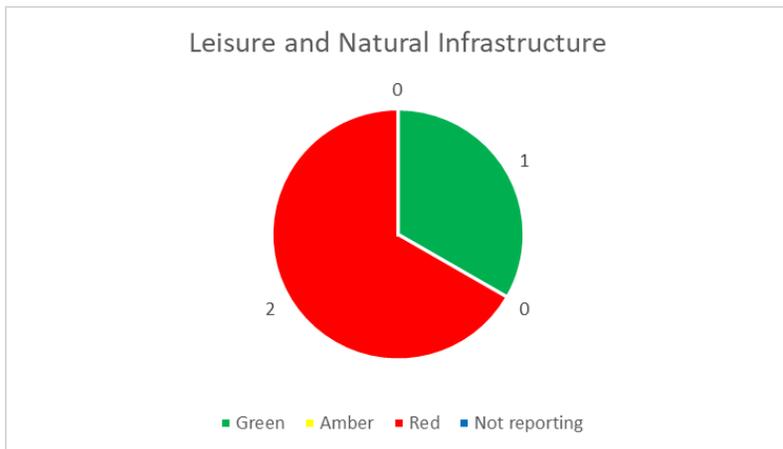


LEGAL, ELECTIONS AND DEMOCRATIC SERVICES



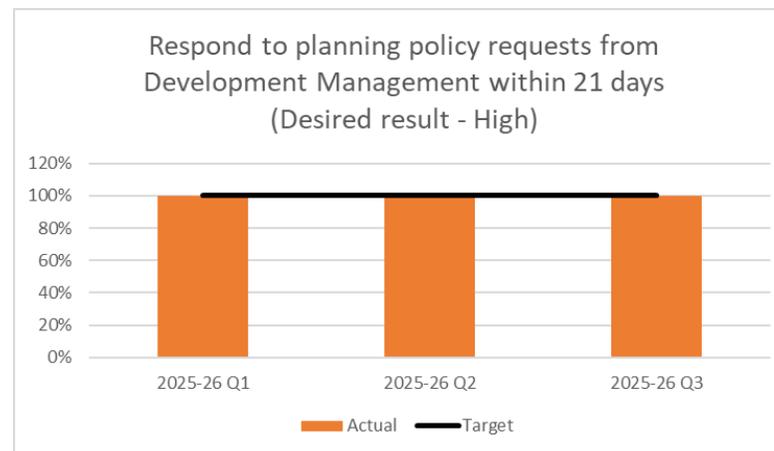
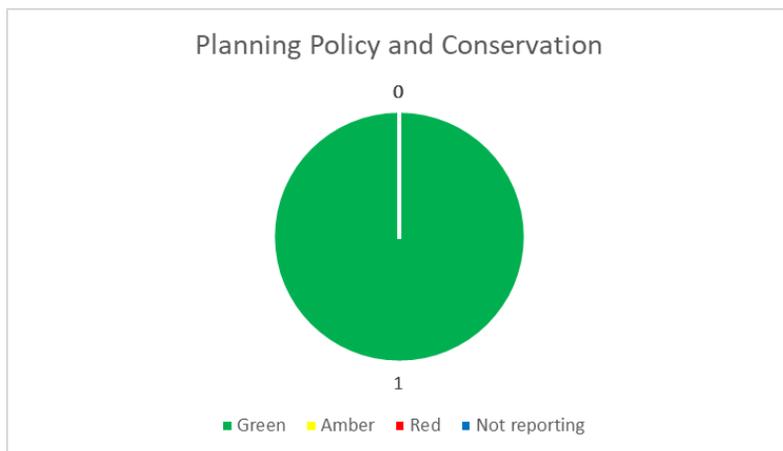


LEISURE AND NATURAL INFRASTRUCTURE



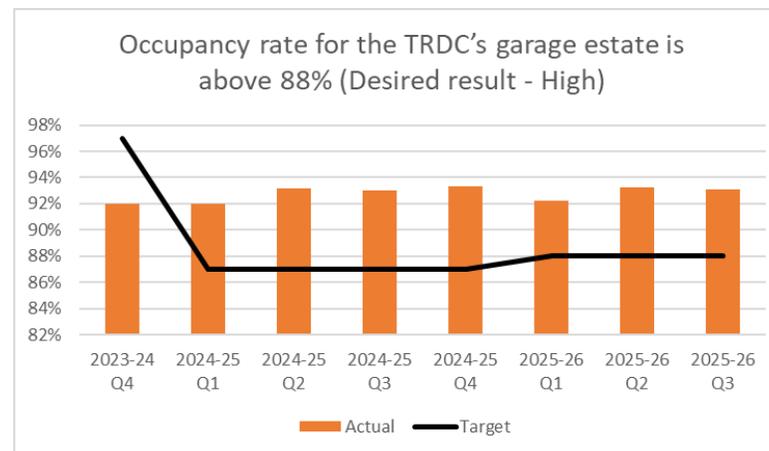
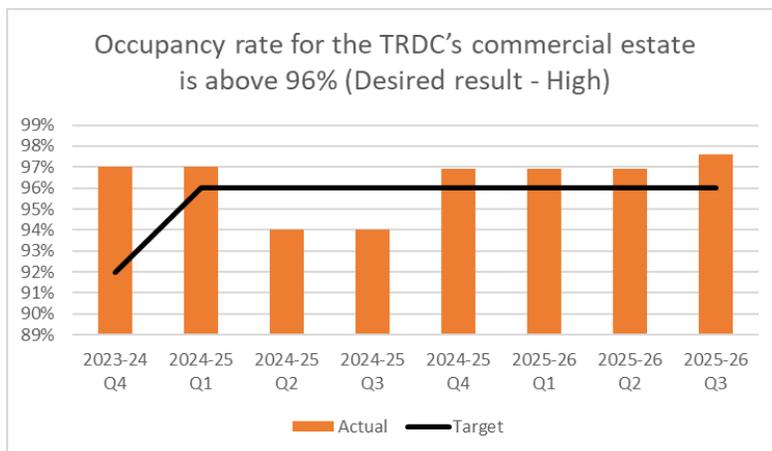
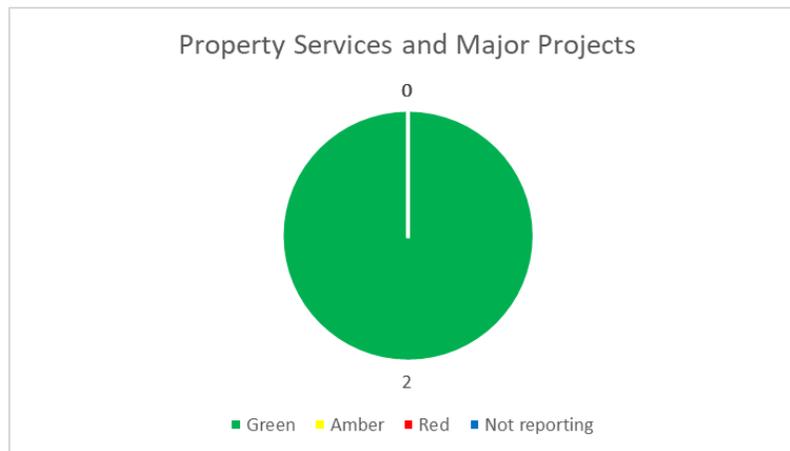


PLANNING POLICY AND CONSERVATION





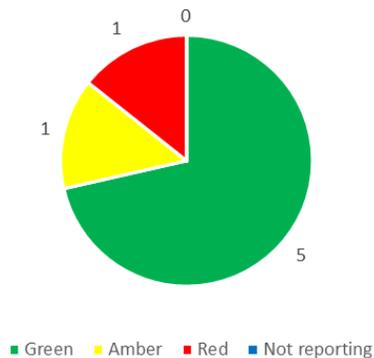
PROPERTY SERVICES AND MAJOR PROJECTS



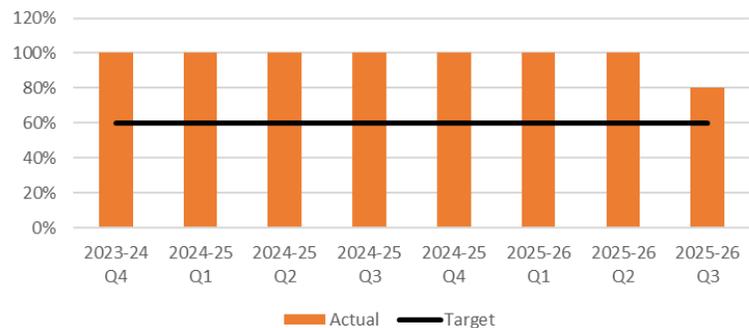


REGULATORY SERVICES

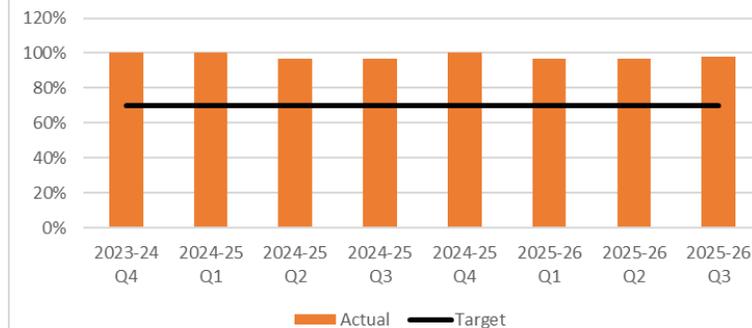
Regulatory Services



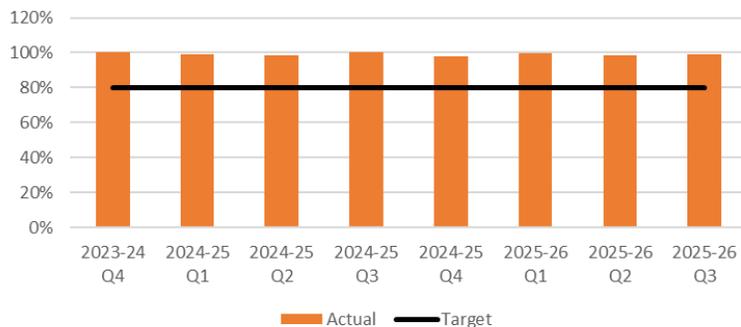
Issue decisions for major applications within 13 week period (Desired result - High)



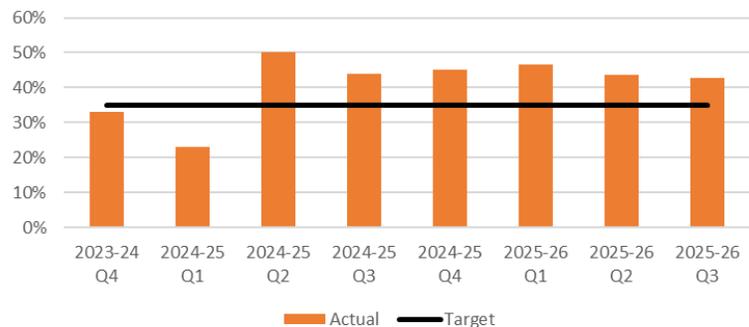
Issue decisions for minor planning applications within 8 week issue period (Desired result - High)



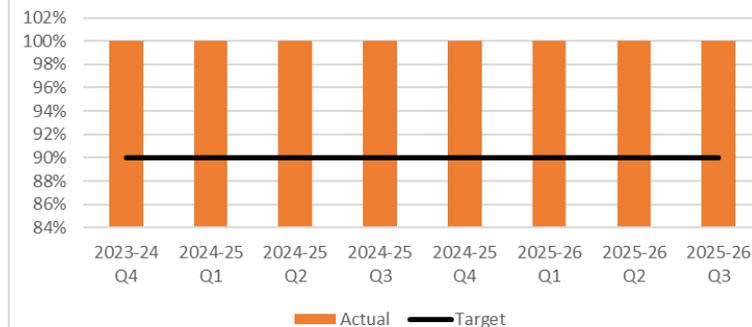
Issue decisions for other planning applications within 8 week period (Desired result - High)



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

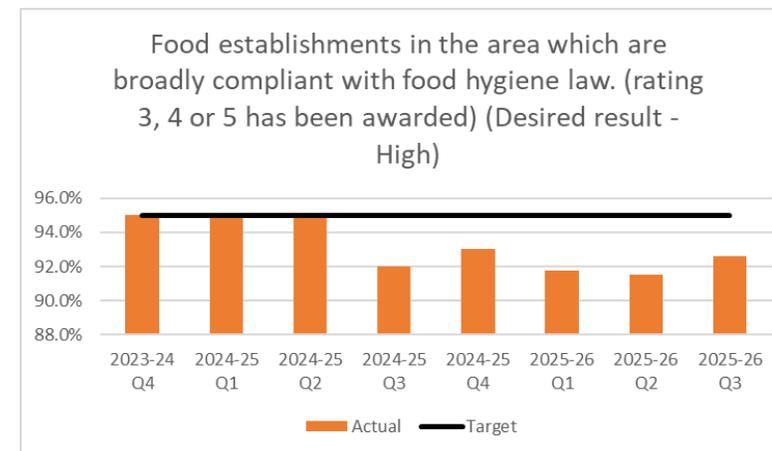
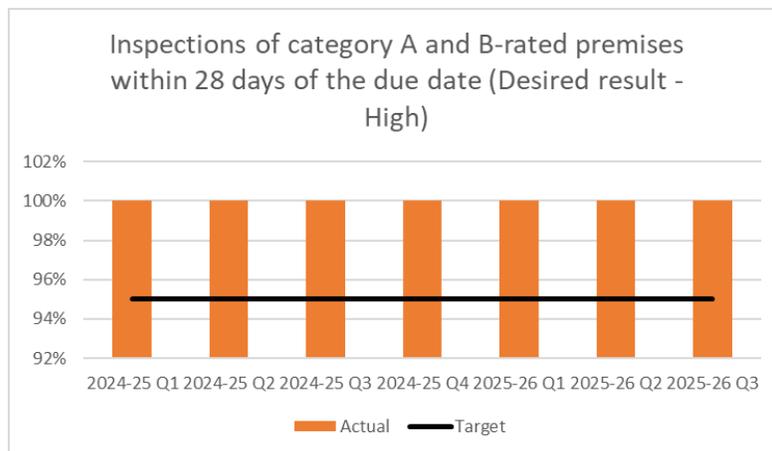


Complete all Local Land Charges Searches within 10 days (Desired result - High)



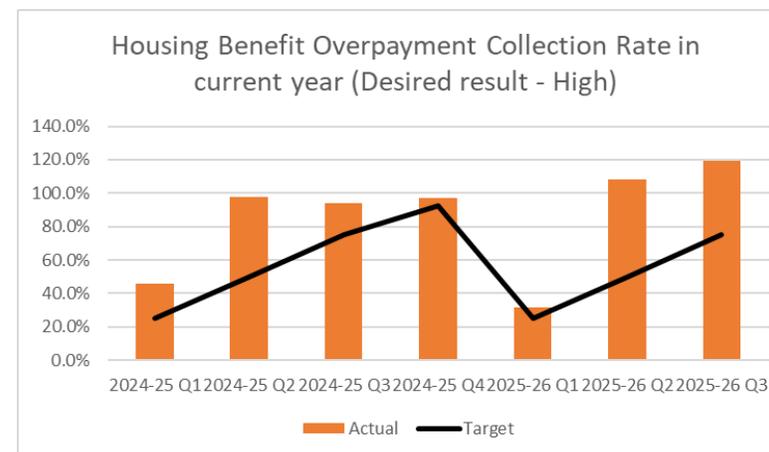
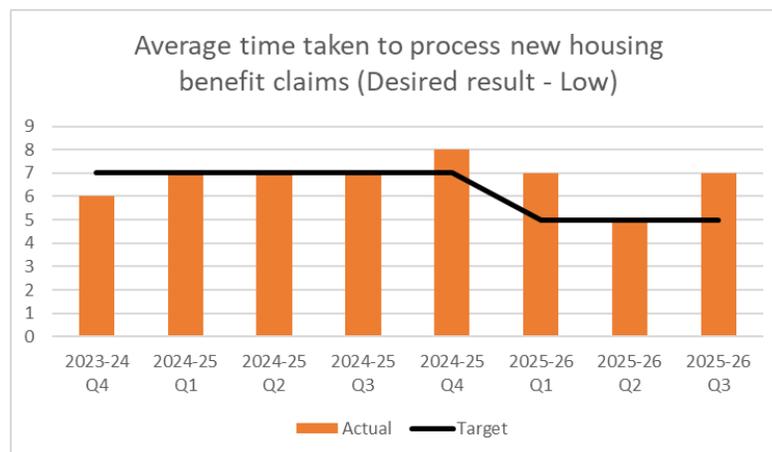
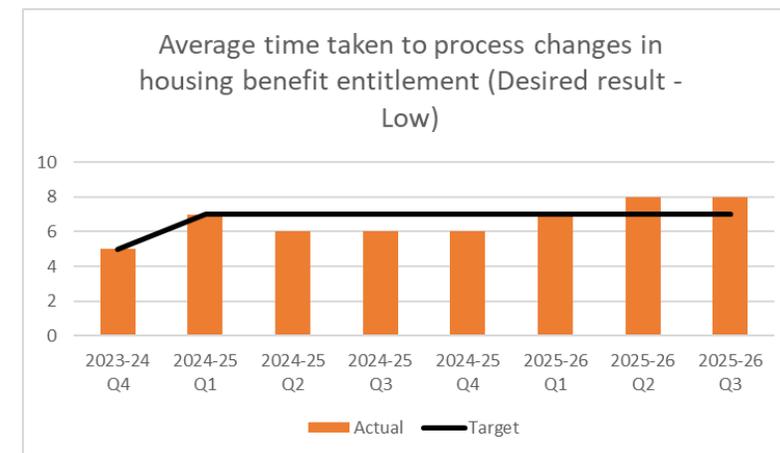
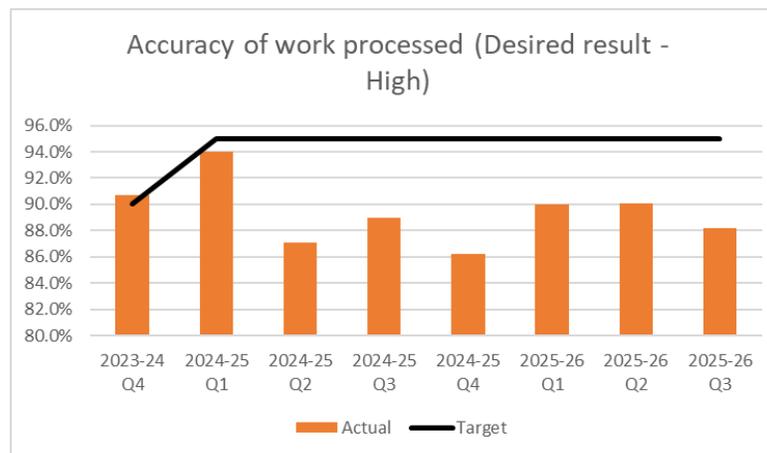
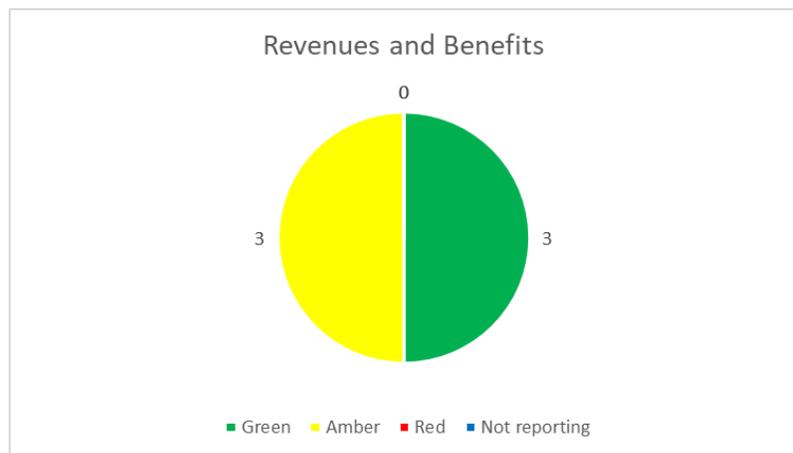


REGULATORY SERVICES



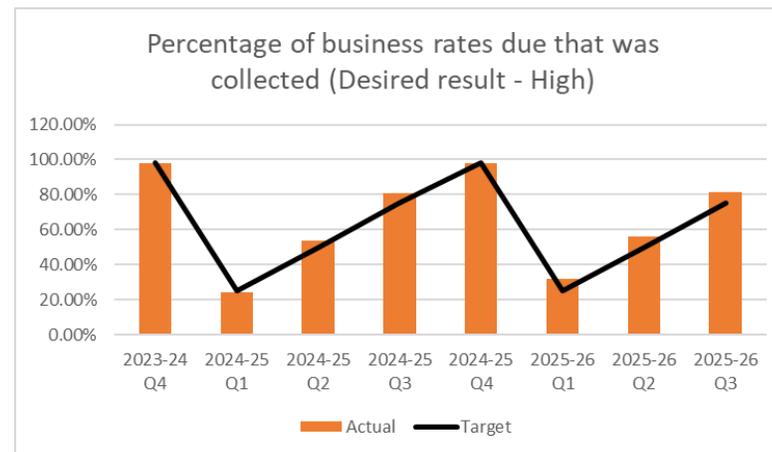
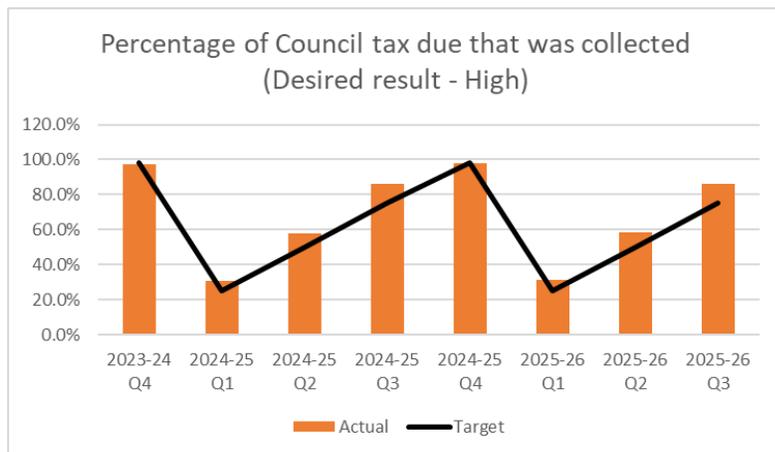


REVENUES AND BENEFITS



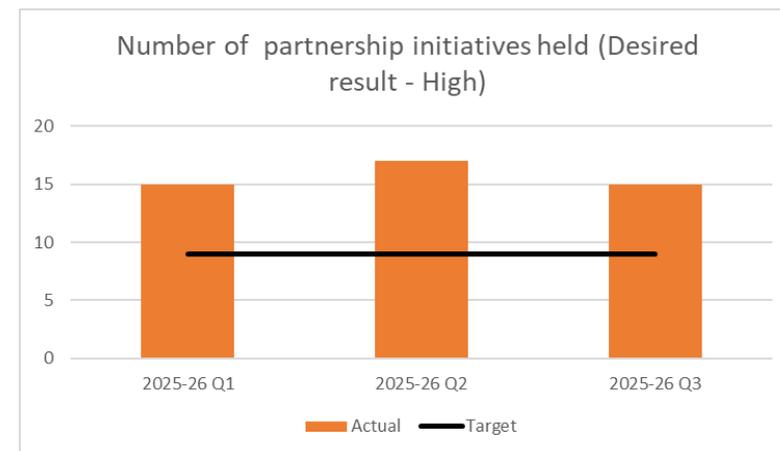
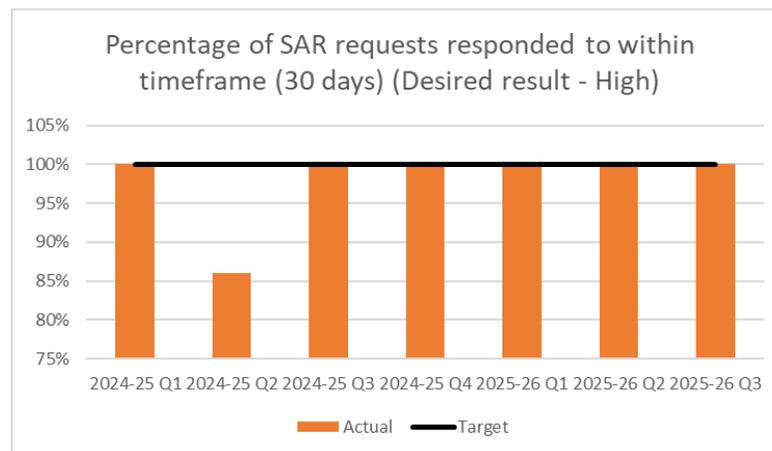
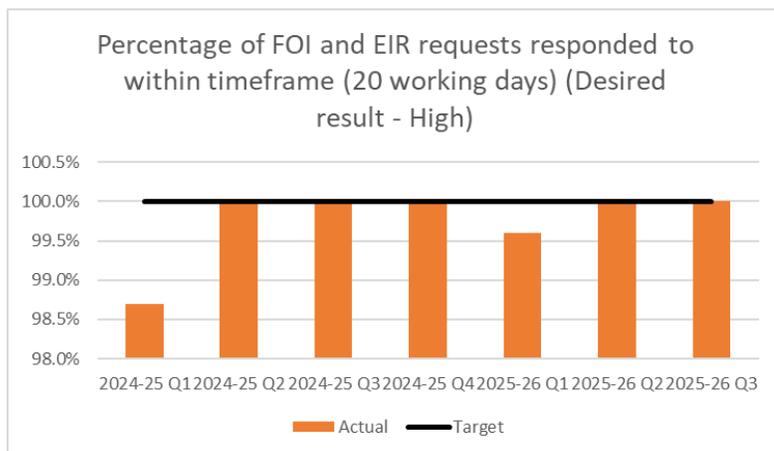
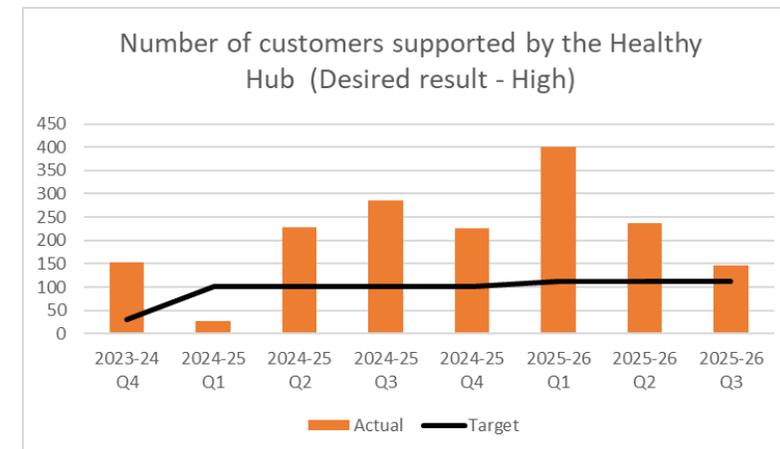
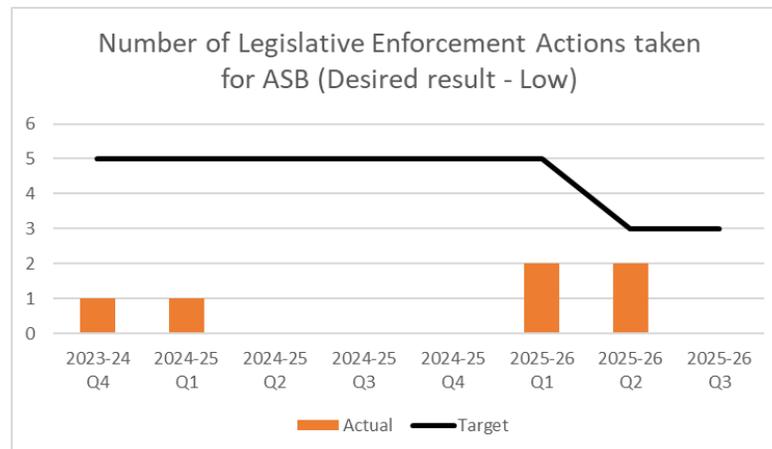


REVENUES AND BENEFITS



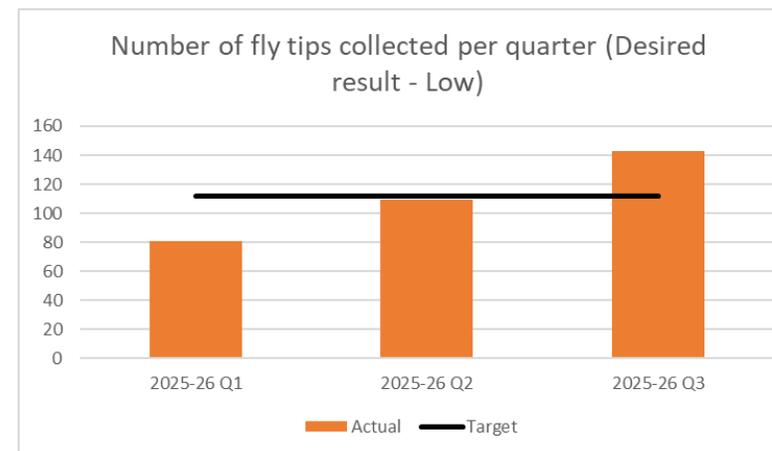
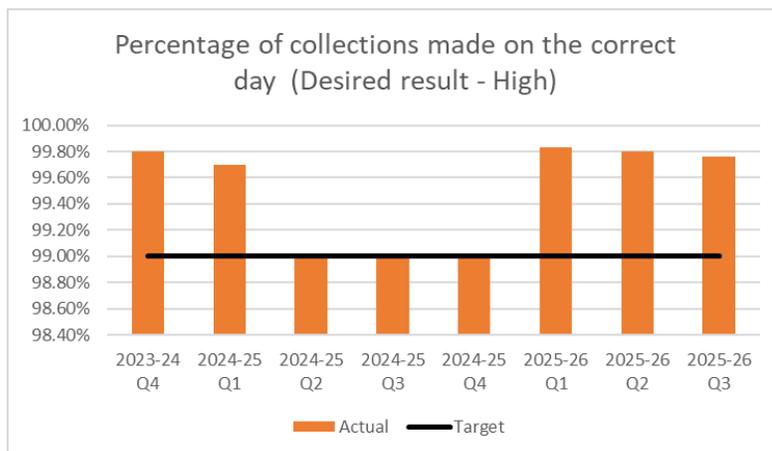
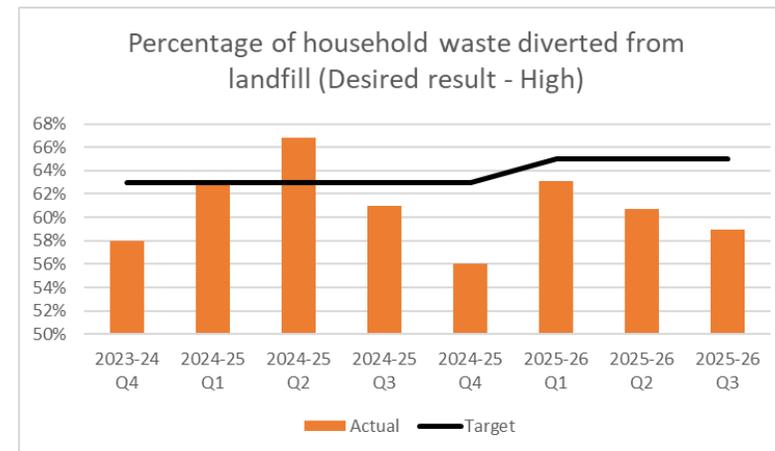
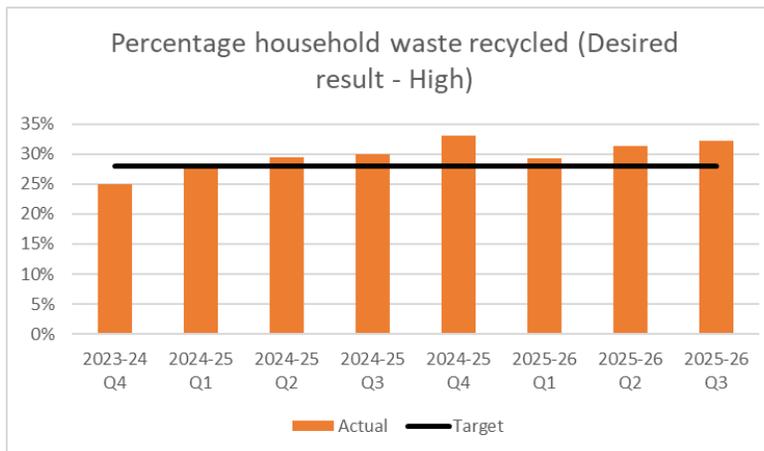
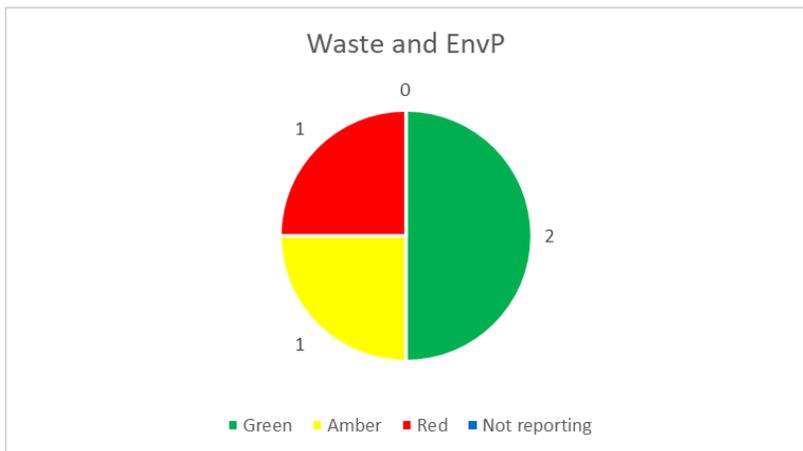


STRATEGY AND PARTNERSHIPS





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.



New Environmental Champions Award scheme

Three Rivers District Council will launch a new Environmental Champions Award scheme to recognise and celebrate local individuals, organisations, and groups that have demonstrated outstanding environmental action and leadership within the district, from 2 March 2026.

About the Award:

The Environmental Champions Award will have four categories:

- Young Environmental Champion – for young people under the age of 18 who live in Three Rivers.
- Adult Environmental Champion – for individual adults aged 18 or over who live in Three Rivers.
- Community Environmental Champion – for community groups or organisations located in Three Rivers, including community groups, clubs, societies, schools, and charities.
- Business Environmental Champion – for businesses located in Three Rivers.

A wide range of initiatives are eligible for an award, from projects that protect and enhance local nature, reduce waste or improve energy efficiency, to schemes that promote active travel or help educate others about environmental sustainability.

Award winners will receive a prize and public recognition at an awards ceremony at the council's Great Big Green Week event at Watersmeet Theatre on 4 June 2026.

How to Apply for an Award:

Residents, community groups and businesses in the district can apply for an Environmental Champions Award or nominate someone they believe deserves recognition via a simple online form on the [council's website](#) once the scheme launches.

Application deadline: 30 April 2026.

Please help spread the word about this new Award with your networks and constituents online and offline.

If you would like copies of leaflets, posters, or social media graphics to promote the Environmental Champions Award in your community or digitally, please contact: climate.change@threerivers.gov.uk



**Environmental Champions Award 2026**

Do you know someone who cares for the local environment, educates others, or leads eco-friendly projects?

Nominate an Environmental Champion and help us recognise their impact!

Open to residents, community groups, and businesses in Three Rivers.

 Scan the QR code to apply by 30 April 2026.

Small or Medium-sized Business (SME) Solar and Battery Grant

A new grant, of up to £3,000, has been launched by Three Rivers District Council to assist small and medium-sized businesses, operating within the district, to install solar panels and / or battery systems.

About the Grant:

Following on from the success of last year's Business Energy Efficiency Grant, which was supported by the UK Shared Prosperity Fund, the new grant launched on the 25th of February 2026 and will remain open until the 31st December 2026; with funding allocated on a first-come-first-served basis.

The new grant is offering local businesses an opportunity to install solar panels and / or battery systems, helping businesses:

- Improve their energy efficiency

- Reduce carbon emissions

- Save on monthly energy costs

Eligibility for the Grant:

To be eligible for the grant, local businesses must meet the following criteria:

- Operate a physical trading address within the Three Rivers District

- Meet the government definition of a Small to Medium-sized Enterprise: with fewer than 250 employees and an annual turnover of less than £44 million

- Fund at least 75% of the solar panels and / or battery system installation costs

How Businesses can Apply for the Grant:

Interested and eligible businesses can apply for the grant via a simple online form on the [council's website](#). Funding is limited but will remain available to all eligible businesses until either funding is exhausted or until the 31st December 2026.



NEW GRANT FOR THREE RIVERS BUSINESSES

Solar PV and Battery Storage Funding NOW AVAILABLE

If you are a small or medium-sized business (SME) based in Three Rivers, you may be eligible for a grant of **up to £3,000** to support the installation of:

- Solar photovoltaic (PV) panels
- Battery energy storage systems

THREE RIVERS DISTRICT COUNCIL

Health Event – Thursday 19th March 2026

On Thursday 19th March between 1:30 pm to 3:00 pm at the Parish Council Office, Oxhey Drive, South Oxhey there is a Health Event for residents and members of the public.

We would encourage for members to promote this event.



The poster features a background image of a diverse group of people sitting in a circle and talking. A large blue shape on the right side contains the event details in yellow and white text. At the bottom, there is a dark blue section with white text and logos.

**THURSDAY
19 MARCH 2026**

1.30pm - 3pm
PARISH COUNCIL OFFICE,
OXHEY DRIVE, SOUTH OXHEY,
WD19 7SB

**HEALTH
EVENT**

Come along this March to hear our guest speaker on managing asthma and share your barriers to NHS appointments.

Connect with numerous local organisations for support around your health and wellbeing.

Refreshments and limited free items will be available contact partnerships@threerivers.gov.uk for more information.

Free tickets are available, but spaces are limited so please book through the QR code.



Three Rivers District Council

Starters and Leavers in January 2026



Leavers	
Employee Name	Job Title
Elaine Johnson	Leisure Development Officer
Jamie Russell	Resilience & Risk Officer

Starters	
Employee Name	Job Title
Corey Collins	Refuse Loader



CSC Call Stats - January 2026

Phone Call Statistics – January 2026

Number of calls	Median average call wait time	Mean average call wait time	Longest call wait time	Percentage of calls answered in under 1 minute	Percentage of calls answered in under 3 minutes	Percentage of calls answered in under 5 minutes	Percentage of calls answered in under 10 minutes	Percentage of calls answered in under 15 minutes	Percentage of calls answered in under 20 minutes	Percentage of calls answered in under 30 minutes	Percentage of calls answered in under 40 minutes	Percentage of calls answered in under 50 minutes
5,531	0mins 15 secs	1min 19secs	8mins 57secs	60.34%	82.55%	95.20%	100%	100%	100%	100%	100%	100%



Calendar of Meetings	March 2026	
Equalities Forum (7pm)	Monday	02
Rickmansworth Local Area Forum	Tuesday	03
Abbots Langley Local Area Forum (8pm at Manor House, Gallows Hill Lane, Abbots Langley, WD5 0DD)	Wednesday	04
Policy and Resources Committee	Monday	09
Extraordinary, Full Council	Tuesday	10
Climate Change and Leisure Committee	Wednesday	11
General Public Services and Community Engagement Committee	Tuesday	17
Connecting Three Rivers (10am)	Wednesday	18
Three Rivers Environmental Network (Leavesden HIVE, Leavesden Country Park, College Road, Leavesden WD5 0NX)	Wednesday	18
Planning Committee	Thursday	19
Audit Committee	Tuesday	24

This information is correct as of 9.30am Friday 20 February. 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 – February 2026

CHAIR / VICE-CHAIR OF THE COUNCIL'S CIVIC ENGAGEMENTS FOR FEBRUARY 2026

Saturday, 14th

Chair of the Council, Cllr King attended the installation of Archbishop Richard Moth at Westminster Cathedral