



# MEMBERS INFORMATION BULLETIN

April 2026

# MEMBERS INFORMATION BULLETIN

April 2026 - Committee Items

## **GENERAL PUBLIC SERVICES AND COMMUNITY ENGAGEMENT**

1. [Planning update relating to appeals received, determined, and decisions in ward areas between 25<sup>th</sup> March and 24<sup>th</sup> April 2026](#)
2. [Summary of decisions by Planning Committee – 31<sup>st</sup> March 2026](#)
3. [Summary of decisions by Planning Committee – 23<sup>rd</sup> April 2026](#)
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5. [Thames Water – updated planning engagement approach](#)

## **CLIMATE CHANGE AND LEISURE**

6. [Great Big Green Week Film Screening](#)

## **MISCELLANEOUS**

7. [Three Rivers House update](#)
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9. [CSC telephone statistics – March 2026](#)
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11. [Chair civic engagements – April 2026](#)

# Planning update relating to appeals received, determined, and decisions in ward areas between 25<sup>th</sup> March and 24<sup>th</sup> April 2026



## *Enforcement Appeal Received =*

*From:* 25/03/2026 *To:* 24/04/2026

*Planning ref number Appeal Lodged date Appeal ref number*

**25/0055/COMP 21/04/2026 26/0019/ENFNOT**

Appeal against

2 Prangnell Hill House 23 Trowley Rise Abbots Langley Hertfordshire WD5 0LN

## *Appeal Received =*

*From:* 25/03/2026 *To:* 24/04/2026

*Planning ref number Appeal Lodged date Appeal ref number Committee or delegated*

**26/0145/FUL 10/04/2026 26/0017/REF DEL**

28 On The Hill Carpenders Park Watford Hertfordshire WD19 5DR

**25/1793/RSP 25/03/2026 26/0014/REF DEL**

252 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LQ

**25/1020/OUT 25/03/2026 26/0015/SOSCAL COM**

Land East Of Oxhey Lane Oxhey Lane Carpenders Park Hertfordshire

**18/8000/FUL 09/04/2026 26/0016/SOSCAL DEL**

Rose Gardens Northway Rickmansworth Hertfordshire

**26/0201/CLED 13/04/2026 26/0018/REF DEL**

Ravenswood Farm Church Lane Sarratt Rickmansworth Hertfordshire WD3 6HJ

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## *Appeals Determined =*

*From:* 25/03/2026 *To:* 24/04/2026

*Planning ref number Appeal decision date Appeal ref number Committee or delegated Decision*

**25/0195/FUL 23/04/2026 26/0005/NONDET Committee Decision Appeal Dismissed**

80 The Drive Rickmansworth Hertfordshire WD3 4DU

**25/1940/FUL 25/03/2026 26/0006/REF Delegated Decision Appeal allowed subject to conditions**

126 Greenfield Avenue Carpenders Park Watford Hertfordshire WD19 5DQ

**25/1165/FUL 16/04/2026 25/0037/REF Delegated Decision Appeal Dismissed**

Old Farm Harthall Lane Kings Langley Hertfordshire WD4 8JW

**25/1584/FUL 14/04/2026 26/0008/REF Delegated Decision Appeal Dismissed**

211 Prestwick Road South Oxhey Watford Hertfordshire WD19 6EJ

**25/1989/FUL 30/03/2026 26/0004/REF Delegated Decision Appeal allowed subject to conditions**

38 Vivian Gardens Oxhey Hall Watford Hertfordshire WD19 4PG

**25/1718/FUL 14/04/2026 26/0007/REF Delegated Decision Appeal Dismissed**

Land Adjacent To Ashwood Bucks Hill Kings Langley Hertfordshire

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# Decisions

From: 25/03/2026 To: 24/04/2026

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Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0148/CLED	Certificate of Lawfulness Existing Use: Use of shed for (Class B8) Storage use  Highwood Hall Barn Highwoodhall Lane Pimlico Hemel Hempstead Hertfordshire HP3 8PY	refused	26/03/2026	Delegated Decision	Abbots Langley And Bedmond
26/0322/FUL	Demolition of existing garage and construction of replacement detached garage.  Englewood East Lane Bedmond Abbots Langley Hertfordshire WD5 0QG	approved	10/04/2026	Delegated Decision	Abbots Langley And Bedmond
25/2120/FUL	Removal of condition 3 (Lighting Hours) pursuant to planning permission 25/1012/RSP  57 - 59 High Street Abbots Langley Hertfordshire WD5 0AE	approved	20/04/2026	Committee Decision	Abbots Langley And Bedmond
26/0223/FUL	Construction of single-storey side extension and replacement of existing conservatory and rear door  61 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0LJ	approved	23/04/2026	Delegated Decision	Abbots Langley And Bedmond



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0248/RSP	Retrospective: Construction of detached residential annex  33 High Street Bedmond Abbots Langley Hertfordshire WD5 0QP	approved	17/04/2026	Delegated Decision	Abbots Langley And Bedmond
26/0213/PDT	Prior approval: Enlargement of the dwellinghouse by the construction of one additional storey (2.56m height) and raising of ridge to result in an overall height of 8.8m (Class AA) 151 Toms Lane Kings Langley Hertfordshire WD4 8PA	approved	17/04/2026	Delegated Decision	Abbots Langley And Bedmond
26/0185/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including an L shaped dormer  5 Popes Road Abbots Langley Hertfordshire WD5 0EY	approved	31/03/2026	Delegated Decision	Abbots Langley And Bedmond
26/0239/FUL	Conversion of garage into habitable accommodation  49 Greenways Abbots Langley Hertfordshire WD5 0EU	approved	08/04/2026	Delegated Decision	Abbots Langley And Bedmond
26/0355/BGP	Discharge of Biodiversity Gain Plan pursuant to planning permission 25/1517/FUL  Woodland South Of Homewood Bedmond Road Bedmond Hertfordshire	approved	09/04/2026	Delegated Decision	Abbots Langley And Bedmond



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0431/FUL	Demolition of existing conservatory, detached garage, store, shed, construction of two storey and rear side extension and alterations to fenestration detail. 37 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DB	approved	23/04/2026	Delegated Decision	Abbots Langley And Bedmond
26/0244/FUL	Construction of single storey side to rear extension and replacement of roof to the existing single storey rear extension  118 Abbots Road Abbots Langley Hertfordshire WD5 0BL	approved	09/04/2026	Delegated Decision	Abbots Langley And Bedmond
26/0145/FUL	Loft extension including increase in height of flat roofed dormers and alterations to fenestration detail. 28 On The Hill Carpenders Park Watford Hertfordshire WD19 5DR	refused	27/03/2026	Delegated Decision	Carpenders Park
26/0286/DIS	Discharge of Condition 3 (Landscaping) pursuant to planning permission 24/1264/FUL Woodview Oxhey Lane Carpenders Park Watford Hertfordshire WD19 5RB	Determined - DIS apps	14/04/2026	Delegated Decision	Carpenders Park
26/0354/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable roof extension with rear juliet dormer with window 87 Compton Place Carpenders Park Watford Hertfordshire WD19 5HF	approved	23/04/2026	Delegated Decision	Carpenders Park



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0170/CLPD	Certificate of Lawfulness Proposed Development: Conversion of garage into habitable accommodation 48 Margeholes Carpenders Park Watford Hertfordshire WD19 5AR	approved	27/03/2026	Delegated Decision	Carpenders Park
26/0188/FUL	Conversion of detached double garage into a habitable accommodation 20 Wellington Close Carpenders Park Watford Hertfordshire WD19 5BF	approved	09/04/2026	Delegated Decision	Carpenders Park
26/0152/FUL	Installation of new door to front elevation of annexe. 70 The Mead Carpenders Park Watford Hertfordshire WD19 5BU	withdrawn	09/04/2026	Withdrawn	Carpenders Park
26/0212/FUL	Demolition of existing conservatory and construction of single storey rear extension, conversion of garage into habitable accommodation, alterations to side fenestration 29 Highfield Carpenders Park Watford Hertfordshire WD19 5DY	approved	27/03/2026	Delegated Decision	Carpenders Park
26/0163/FUL	Construction of two new dormer windows to front elevation High Rising The Green Sarratt Rickmansworth Hertfordshire WD3 6BR	approved	26/03/2026	Delegated Decision	Chorleywood North And Sarratt



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0164/FUL	Construction of single storey rear infill extension; extension to existing rear hipped roof to gable; front storm porch; conversion of garage into habitable accommodation; and alterations to fenestration  Ashlea Dunny Lane Belsize Kings Langley Hertfordshire WD4 9DE	approved	26/03/2026	Delegated Decision	Chorleywood North And Sarratt
26/0308/FUL	Construction of single-storey front extension; conversion of garage into habitable accommodation; alterations to fenestration; replacement windows; alterations to access track; construction of detached car port and store; and erection of entrance gates  Hautbois Loudwater Heights Loudwater Rickmansworth Hertfordshire WD3 4AX	refused	22/04/2026	Delegated Decision	Chorleywood North And Sarratt
26/0120/FUL	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)  The Grove Grove Mill Lane Grove Mill Rickmansworth Hertfordshire WD3 4TG	approved	13/04/2026	Delegated Decision	Chorleywood North And Sarratt
25/1984/FUL	Construction of part-single, part two storey front and rear extensions, first floor side extension; loft conversion including roof extension with rear dormers and rooflights, relocation of entrance door, internal alterations and alterations to fenestration and raised terrace to the rear  43 Chestnut Avenue Rickmansworth Hertfordshire WD3 4HA	approved	01/04/2026	Committee Decision	Chorleywood North And Sarratt



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0191/FUL	Construction of single storey rear extension, first floor rear extension including rear juliet dormer and side rooflight; partial conversion of existing garage and store into habitable accommodation including link to main dwelling, rooflights, internal alterations and alterations to fenestration 8 The Briars Sarratt Rickmansworth Hertfordshire WD3 6AU	approved	02/04/2026	Delegated Decision	Chorleywood North And Sarratt
26/0196/DIS	Discharge of Condition 7 (Construction Management Plan) pursuant to planning permission 25/0165/FUL  Dyke Cottage Chorleywood Road Rickmansworth Hertfordshire WD3 4ES	Determined - DIS apps	01/04/2026	Delegated Decision	Chorleywood North And Sarratt
26/0201/CLED	Certificate of Lawfulness Existing Use: Use of part of an agricultural barn as a single dwellinghouse (Use Class C3).  Ravenswood Farm Church Lane Sarratt Rickmansworth Hertfordshire WD3 6HJ	refused	07/04/2026	Delegated Decision	Chorleywood North And Sarratt
26/0307/DIS	Discharge of Conditions 4 (Hard and Soft Landscaping Scheme) and 6 (Balcony Screening) pursuant to planning permission 25/0177/FUL 97 Valley Road Rickmansworth Hertfordshire WD3 4BL	Determined - DIS apps	31/03/2026	Delegated Decision	Chorleywood North And Sarratt



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0274/FUL	Part Retrospective: Construction of two storey side and rear extension incorporating a basement, roof extension to form storage including an additional dormer; removal of the rear chimney and alterations to fenestration  Thatches Loudwater Lane Loudwater Rickmansworth Hertfordshire WD3 4HY	approved	17/04/2026	Delegated Decision	Chorleywood North And Sarratt
26/0296/LBC	Listed Building Consent: Reglazing, refurbishment and repair / redecoration of 12no. windows  Cakebread Cottage Dawes Lane Sarratt Rickmansworth Hertfordshire WD3 6DA	approved	22/04/2026	Delegated Decision	Chorleywood North And Sarratt
26/0263/FUL	Demolition of existing garage and construction of part-single, part-two storey rear extension, single storey side extension; loft conversion including roof extension to the rear, internal alterations and alterations to fenestration.  Yewmouth 49 Orchard Drive Chorleywood Rickmansworth Hertfordshire WD3 5QN	approved	15/04/2026	Delegated Decision	Chorleywood North And Sarratt
25/2210/RSP	Part Retrospective: Demolition of existing garage and front porch; erection of single-storey side and front extension; erection of first floor rear extension; retrospective removal of existing roof structure and reconstruction to include accommodation served by flank and rear roof lights; alterations to fenestration; replacement windows; alterations to external material, including render and brick; construction of rear pergola; landscaping alterations to frontage; and erection of detached outbuilding to rear.  Round Coppice Bridle Lane Loudwater Rickmansworth Hertfordshire WD3 4JH	approved	26/03/2026	Delegated Decision	Chorleywood North And Sarratt



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0186/FUL	Loft conversion including demolition of existing roof and construction of new roof with front, side and rear dormer windows  Valley View Chess Way Chorleywood Rickmansworth Hertfordshire WD3 5TA	approved	16/04/2026	Delegated Decision	Chorleywood North And Sarratt
26/0464/CLPD	Certificate of Lawfulness Proposed Development: Construction of front porch  24 Lynwood Heights Rickmansworth Hertfordshire WD3 4ED	withdrawn	07/04/2026	Withdrawn	Chorleywood North And Sarratt
26/0074/FUL	Construction of first floor side extension  3 The Briars Sarratt Rickmansworth Hertfordshire WD3 6AU	refused	27/03/2026	Delegated Decision	Chorleywood North And Sarratt
26/0304/ADV	Advertisement Consent: Installation of 1 no. non-illuminated sign to the front elevation  Rosebank Shire Lane Chorleywood Rickmansworth Hertfordshire WD3 5NH	withdrawn	16/04/2026	Withdrawn	Chorleywood South And Maple Cross
26/0256/FUL	Installation of entrance gates and fencing  Hertford Place Denham Way Maple Cross Hertfordshire	approved	16/04/2026	Delegated Decision	Chorleywood South And Maple Cross



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0273/HCR3	Hertfordshire County Council Regulation 3 application: Erection of a Motor Control Centre Building  Motor Control Centre Building At West Hyde Sewage Pumping Station Old Uxbridge Road Maple Cross WD3 9XJ	no objection	15/04/2026	Delegated Decision	Chorleywood South And Maple Cross
26/0236/FUL	Demolition of existing detached bungalow and construction of two storey detached dwelling (self build) with accommodation within the loft space served by front/rear dormers and solar panels, and associated parking, boundary treatments and landscaping works  Rusper Nottingham Road Heronsgate Rickmansworth Hertfordshire WD3 5DN	refused	14/04/2026	Delegated Decision	Chorleywood South And Maple Cross
26/0209/FUL	Removal of existing roof and replacement crown roof served by side and rear dormers and roof lights; alterations to fenestration and external materials, including insulated render; demolition of existing detached garage and construction of replacement detached garage with office; erection of carport with solar panels; associated landscaping works  15 Furze View Chorleywood Rickmansworth Hertfordshire WD3 5HT	approved	08/04/2026	Delegated Decision	Chorleywood South And Maple Cross
26/0291/FUL	Demolition of existing conservatory and rear canopy, erection of replacement single storey side/rear extension; side facing ground floor windows; alterations to fenestration; flank rooflights; internal alterations and construction of raised patio.  14 Little Hill Chorleywood Rickmansworth Hertfordshire WD3 5BX	approved	17/04/2026	Delegated Decision	Chorleywood South And Maple Cross



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0589/CLPD	Certificate of Lawfulness Proposed Development: Construction of single storey rear extension.  14 Little Hill Chorleywood Rickmansworth Hertfordshire WD3 5BX	approved	21/04/2026	Delegated Decision	Chorleywood South And Maple Cross
26/0415/HS2	Submission of plans and specifications under Paragraph 3 (other construction works) of Schedule 17 to the High Speed Rail (London-West Midlands) Act 2017. Development comprises amendments to previously approved earthworks (contours), realignment of previously approved locations of drainage attenuation ponds, and minor amendments to previously approved location of fences and gates.  HS2 Construction Site West Of A412 Denham Way Chalfont Lane West Hyde Hertfordshire	approved	21/04/2026	Delegated Decision	Chorleywood South And Maple Cross
26/0087/FUL	Construction of single storey side and rear extensions  1 Longmore Close Maple Cross Rickmansworth Hertfordshire WD3 9SE	approved	25/03/2026	Delegated Decision	Chorleywood South And Maple Cross
25/0981/RSP	Part-retrospective: Loft conversion including construction of rear dormer, removal of chimney stack; removal of ridge tiles and finials; and first floor side extension.  Sands Shire Lane Chorleywood Rickmansworth Hertfordshire WD3 5NH	refused	22/04/2026	Delegated Decision	Chorleywood South And Maple Cross



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0241/CLPD	Certificate of Lawfulness Proposed Development: Construction of outbuilding 11 Windmill Drive Croxley Green Rickmansworth Hertfordshire WD3 3FF	approved	13/04/2026	Delegated Decision	Dickinsons
26/0297/FUL	Variation of Condition 2 (Plans) pursuant to planning permission 24/0795/FUL to include alterations to fenestration detail; and the provision of solar panels. 1 Green Lane Croxley Green Rickmansworth Hertfordshire WD3 3HR	approved	20/04/2026	Delegated Decision	Dickinsons
25/2243/RSP	Part-retrospective: Variation of Condition 2 (Plans) pursuant to planning permission 25/1537/FUL to allow alterations to building materials and alterations to fenestrations. 136 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3BZ	approved	10/04/2026	Delegated Decision	Dickinsons
25/1346/FUL	Conversion of existing building into 6no. (Use Class C3) residential units with associated bike store, parking and landscaping works Croxley House Croxley Green Rickmansworth WD3 3JB	approved	01/04/2026	Committee Decision	Dickinsons
25/1347/LBC	Listed Building Consent: Conversion of existing building into 6no. (Use Class C3) residential units with associated bike store, parking and landscaping works Croxley House Croxley Green Rickmansworth WD3 3JB	approved	01/04/2026	Committee Decision	Dickinsons



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0129/CLPD	Certificate of Lawfulness Proposed Development: Use of living room of existing dwelling for consultations/treatment purposes for up to three days per week, with appointments pre-booked in advance and only one client attending at any given time 3 Hedges Way Croxley Green Rickmansworth Hertfordshire WD3 3FA	approved	25/03/2026	Delegated Decision	Dickinsons
26/0208/FUL	Variation of Conditions 2 (Plans) and 3 (Crossover Closure) pursuant to planning permission 25/1762/FUL to allow reduction of width of crossover 63 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3DS	approved	01/04/2026	Delegated Decision	Dickinsons
26/0126/FUL	Construction of part-single, part-two storey side extension, single storey front and rear extensions, erection of front bay windows, rooflight, render and rear landscaping works 10 The Crescent Croxley Green Rickmansworth Hertfordshire WD3 3DU	approved	27/03/2026	Delegated Decision	Dickinsons
26/0220/PDE	Prior Approval: Single storey rear extension (depth 8.00 metres, maximum height 3.03 metres, maximum eaves height 3.03 metres) 49 Frankland Road Croxley Green Rickmansworth Hertfordshire WD3 3AS	approved	21/04/2026	Delegated Decision	Dickinsons



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0165/FUL	Demolition of existing outbuilding and construction of part-single, part-two storey front, side and rear extension, loft conversion with rear dormer windows, solar panels, rear balcony; loft accommodation above the garage including front/rear dormers, side rooflights; alterations to fenestration, boundary treatments including installation of front brick walls and piers, metal railings and timber entrance gates; creation of new access with alterations to driveway and landscaping works. Downfield 49 Copthorne Road Croxley Green Rickmansworth Hertfordshire WD3 4AH	withdrawn	25/03/2026	Withdrawn	Dickinsons
26/0257/DIS	Discharge of Condition 3(Materials) pursuant to planning permission 25/1279/FUL 46 Copthorne Road Croxley Green Rickmansworth Hertfordshire WD3 4AQ	Determined - DIS apps	13/04/2026	Delegated Decision	Dickinsons
26/0189/FUL	Construction of single storey side/rear extension including alterations to roof of existing rear projection; alterations to external materials and finishes 29 Yorke Road Croxley Green Rickmansworth Hertfordshire WD3 3DW	approved	31/03/2026	Delegated Decision	Dickinsons
26/0446/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including rear dormer and front rooflights, window to side elevation 54 Frankland Road Croxley Green Rickmansworth Hertfordshire WD3 3AU	approved	10/04/2026	Delegated Decision	Dickinsons



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0218/FUL	Construction of single storey side and rear extension 17 Killingdown Farm Way Croxley Green Rickmansworth Hertfordshire WD3 3GB	refused	15/04/2026	Delegated Decision	Dickinsons
26/0064/FUL	Erection of outbuilding in the rear garden to be used as a personal training and fitness business Class E(d) 11 Grove Crescent Croxley Green Rickmansworth Hertfordshire WD3 3JT	refused	27/03/2026	Delegated Decision	Dickinsons
26/0207/CLPD	Certificate of Lawfulness Proposed Development: Demolition of existing detached garage and construction of outbuilding 63 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3DS	approved	01/04/2026	Delegated Decision	Dickinsons
26/0058/FUL	Conversion of garage into habitable accommodation, new window to side elevation and alterations to driveway. 17 Appleby Drive Croxley Green Rickmansworth Hertfordshire WD3 3FP	approved	02/04/2026	Delegated Decision	Durrants
26/0250/FUL	Demolition of existing outbuilding and erection of replacement outbuilding for use as a home office/games room. 74 Sherborne Way Croxley Green Rickmansworth Hertfordshire WD3 3PG	approved	13/04/2026	Delegated Decision	Durrants
25/2228/RSP	Part Retrospective: Construction of single storey rear extension 10 Gade Bank Croxley Green Rickmansworth Hertfordshire WD3 3GD	approved	01/04/2026	Committee Decision	Durrants



<b>Application Number</b>	<b>Description of Work Location</b>	<b>Decision</b>	<b>Date of Decision Issued</b>	<b>Decision level</b>	<b>Ward Description</b>
23/1301/LBC	Listed Building Consent: Internal alterations and refurbishment works to facilitate the creation of 10 additional bedrooms and installation of external vents, flue and AC units. Hunton Park Essex Lane Abbots Langley Kings Langley Hertfordshire WD4 8PN	approved	13/04/2026	Delegated Decision	Gade Valley
23/1302/RSP	Retrospective: Internal alterations and refurbishment works to facilitate the creation of 10 additional bedrooms and installation of external vents, flue and AC units. Hunton Park Essex Lane Abbots Langley Kings Langley Hertfordshire WD4 8PN	approved	13/04/2026	Delegated Decision	Gade Valley
26/0200/RSP	Retrospective: Installation of roof extract duct Unit 3 Kingley Park Station Road Kings Langley Hertfordshire WD4 8GW	approved	08/04/2026	Delegated Decision	Gade Valley
26/0125/RSP	Retrospective: Replacement timber fencing to boundary, erection of new internal picket fencing and astro turf play area. The Old School House Bridge Road Hunton Bridge Hertfordshire	approved	27/03/2026	Delegated Decision	Gade Valley
26/0216/CLPD	Certificate of Lawfulness Proposed Development: Construction of outbuilding; loft conversion including hip to gable roof extension with rear dormer window 18 Hyde Lane Nash Mills Hemel Hempstead Hertfordshire HP3 8RY	approved	14/04/2026	Delegated Decision	Gade Valley



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0429/NMA	Non-material amendment pursuant to planning permission 24/1568/FUL to allow revised duct positions to building elevations, doc shelter to loading area, new pedestrian gate and double gate for vehicles, aligned fence to service area and car parking area; amended drainage layout and boundary treatments and retaining walls; crash protection measures added to lighting columns and alterations to the wording of conditions 4 (LEMP) and 24 (External Lighting) Lidl Great Britain Limited Hempstead Road Watford Hertfordshire	approved	22/04/2026	Delegated Decision	Gade Valley
26/0154/PDI	Prior Notification: Proposed to installation of 3 lifts to serve the existing subway, along with footbridge and associated equipment by Network Rail Kings Langley Railway Station Station Road Kings Langley Hertfordshire WD4 8LF	approved	27/03/2026	Delegated Decision	Gade Valley
26/0217/FUL	Construction of single storey rear and side extension, conversion of garage to store and associated alterations. 18 Hyde Lane Nash Mills Hemel Hempstead Hertfordshire HP3 8RY	approved	17/04/2026	Delegated Decision	Gade Valley
26/0059/DIS	Discharge of condition 6 (Contamination) pursuant to planning permission 24/1568/FUL Lidl Great Britain Limited Hempstead Road Watford Hertfordshire	Determined - DIS apps	09/04/2026	Delegated Decision	Gade Valley



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0454/NMA	Non-material amendment to planning permission 25/1545/FUL to replace the approved window in the consented scheme with the retention of the existing double doors, maintaining the existing access route to the front of the post room. Warner Bros. Studios Leavesden Warner Drive Watford Hertfordshire WD25 7LP	approved	31/03/2026	Delegated Decision	Leavesden
26/0448/CLPD	Certificate of Lawfulness Proposed Development: Conversion of garage into habitable accommodation 17 Edson Close Leavesden Watford Hertfordshire WD25 7BX	withdrawn	22/04/2026	Withdrawn	Leavesden
26/0521/FUL	Change of use of part of the ground floor to use as a children's nursery (Use Class E(f)); erection of single storey side extension to create the provision of a new entrance with associated parking 6 Hercules Way Leavesden Hertfordshire	withdrawn	16/04/2026	Withdrawn	Leavesden
26/0030/FUL	Demolition of existing rear projection and construction of single storey side/rear extension 11 Bucknalls Lane Garston Watford Hertfordshire WD25 9NE	approved	22/04/2026	Delegated Decision	Leavesden
26/0310/CLED	Certificate of Lawfulness Existing Development: Loft conversion including rear dormer and front rooflights 13 Bridger Close Garston Watford Hertfordshire WD25 9PB	approved	17/04/2026	Delegated Decision	Leavesden



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0420/FUL	Erection of a bus shelter adjacent to the North Site Multi-deck Car Park Warner Bros. Studios Leavesden Warner Drive Watford Hertfordshire WD25 7LP	approved	13/04/2026	Delegated Decision	Leavesden
26/0190/FUL	Alterations to front boundary treatment including replacement of front brick pier; alterations to driveway and landscaping works; alterations to raised rear patio paving and replacement/re-positioning of steps. 31 Wolsey Road Moor Park Northwood Hertfordshire HA6 2ER	approved	13/04/2026	Delegated Decision	Moor Park And Eastbury
26/0184/FUL	Construction of lower ground floor side and rear extensions and single storey front and side extensions and rear box window, conversion of garage into habitable accommodation; increase in ridge height, installation of insulation, solar panels, internal alterations and alterations to fenestration, external materials and finishes including render, stone and timber cladding Willowbanks Batchworth Hill Rickmansworth Hertfordshire WD3 1JP	approved	07/04/2026	Delegated Decision	Moor Park And Eastbury
26/0140/FUL	Substantial demolition of the existing dwelling and construction of part-single, part-two storey front, side and rear extensions, first floor front extension; partial demolition and conversion of existing garage into habitable accommodation; loft conversion including rear dormers and front/side rooflights, erection of rear juliet balcony, removal of chimney, internal alterations and alterations to fenestration 36 Bishops Avenue Northwood HA6 3DG	approved	23/04/2026	Delegated Decision	Moor Park And Eastbury



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0315/FUL	Variation of condition 2 (Approved Plans) pursuant to planning permission 24/1672/FUL to allow alterations to the construction of the rear outbuilding 16 Crofters Road Northwood HA6 3ED	withdrawn	08/04/2026	Withdrawn	Moor Park And Eastbury
26/0158/FUL	Demolition of existing dwelling and construction of two storey detached dwelling with associated parking and landscaping works. 5 Sandy Lodge Lane Moor Park Northwood Hertfordshire HA6 2JA	refused	15/04/2026	Delegated Decision	Moor Park And Eastbury
26/0144/DIS	Discharge of Condition 17 (Cover Layer Verification Report) pursuant to planning permission 20/2782/FUL Murco Garage Site North Approach Moor Park Hertfordshire	Determined - DIS apps	26/03/2026	Delegated Decision	Moor Park And Eastbury
26/0230/CLPD	Certificate of Lawfulness Proposed Development: Demolition of existing conservatory and garage; construction of single storey rear extension 12 The Roughs Northwood HA6 3DF	approved	08/04/2026	Delegated Decision	Moor Park And Eastbury
26/0041/RSP	Part Retrospective: Demolition of existing garage, workshop and front canopy; construction of part single, part two-storey rear extensions; two-storey side extensions; front and rear dormers; installation of chimney; raised rear patio; alterations to fenestration including installation of roof lights; relocation of front entrance 11 Pembroke Road Moor Park Northwood Hertfordshire HA6 2HP	approved	01/04/2026	Committee Decision	Moor Park And Eastbury



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0138/FUL	Demolition of existing shed, construction of part single-storey, part two-storey front and rear extensions, single storey side extension, garage conversion, erection of rooflights and removal of rear dormer, alterations to fenestration and alterations to external materials, alterations to driveway 8 Batchworth Lane Northwood HA6 3AT	approved	31/03/2026	Delegated Decision	Moor Park And Eastbury
26/0113/DIS	Discharge of Condition 11 (Site investigation scheme) pursuant to planning permission 24/1137/FUL No.3 To No.6 Wolsey Business Park Watford Tolpits Lane WD18 9BL	withdrawn	20/04/2026	Withdrawn	Moor Park And Eastbury
26/0342/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 3.00 metres, maximum eaves height 3.00 metres) 42 Davenham Avenue Northwood HA6 3HQ	no objection	31/03/2026	Delegated Decision	Moor Park And Eastbury
26/0092/FUL	Construction of part-single, part-two storey side and rear extensions; two-storey front extension; garage conversion; loft conversion including rear dormer and front rooflights and replacement roof; external materials including render; relocation of side gates with associated landscaping works 20 Batchworth Lane Northwood HA6 3DR	approved	27/03/2026	Delegated Decision	Moor Park And Eastbury
26/0090/FUL	Construction of part-single, part-two storey side and rear extensions, garage conversion and loft conversion including new roof, side dormer, rear dormer and front rooflights, erection of front bay windows and front projection; render 22 Batchworth Lane Northwood HA6 3DR	approved	02/04/2026	Delegated Decision	Moor Park And Eastbury



<b>Application Number</b>	<b>Description of Work Location</b>	<b>Decision</b>	<b>Date of Decision Issued</b>	<b>Decision level</b>	<b>Ward Description</b>
26/0204/FUL	Installation of boundary treatment including front and side brick walls and piers and associated landscaping to front driveway 30 The Fairway Northwood HA6 3DY	approved	22/04/2026	Delegated Decision	Moor Park And Eastbury
26/0246/FUL	Construction of part-single, part-two storey side and rear extensions, internal alterations and alterations to fenestration; alterations to front driveway 34 Wolsey Road Moor Park Northwood Hertfordshire HA6 2EN	approved	16/04/2026	Delegated Decision	Moor Park And Eastbury
26/0135/CLPD	Certificate of Lawfulness Proposed Development: Erection of storage shed Storage Facility South Approach Moor Park Hertfordshire	approved	31/03/2026	Delegated Decision	Moor Park And Eastbury
26/0306/FUL	Single-storey rear extension; construction of rear raised patio; construction of side ramp 145 Oaklands Avenue Oxhey Hall Watford Hertfordshire WD19 4LH	approved	23/04/2026	Delegated Decision	Oxhey Hall And Hayling
26/0044/FUL	Construction of part single, part two storey, side extension, roof extension including side dormers, rooflight and alterations to fenestration 101 Brookdene Avenue Oxhey Hall Watford Hertfordshire WD19 4LG	approved	01/04/2026	Delegated Decision	Oxhey Hall And Hayling



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0359/FUL	Demolition of existing conservatory and construction of single storey rear extension 103 Hillcroft Crescent Oxhey Hall Watford Hertfordshire WD19 4PA	approved	23/04/2026	Delegated Decision	Oxhey Hall And Hayling
26/0299/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including rear dormer with windows and front rooflights, side window, removal of chimney. 42 Anthony Close Oxhey Hall Watford Hertfordshire WD19 4NA	approved	31/03/2026	Delegated Decision	Oxhey Hall And Hayling
26/0228/CLPD	Certificate of Lawfulness Proposed Development: Loft extension including rear dormer with windows 55 Thellusson Way Mill End Rickmansworth Hertfordshire WD3 8RL	approved	08/04/2026	Delegated Decision	Penn And Mill End
26/0317/NMA	Non-material amendment to planning permission 18/1212/FUL to allow front window alteration 33 Arnett Way Rickmansworth Hertfordshire WD3 4DA	approved	26/03/2026	Delegated Decision	Penn And Mill End
26/0198/FUL	Construction of part single-storey, part two-storey rear extension and single storey front extension; partial render to front elevation and replacement of windows 75 Beacon Way Rickmansworth Hertfordshire WD3 7PB	approved	13/04/2026	Delegated Decision	Penn And Mill End
26/0206/FUL	Demolition of the existing porch, storage and sun room; construction of single storey front and rear extension 26 Oakfield Mill End Rickmansworth Hertfordshire WD3 8LP	approved	27/03/2026	Delegated Decision	Penn And Mill End



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0176/FUL	Construction of first floor rear extension  32 Colne Avenue Rickmansworth Hertfordshire WD3 8BS	approved	26/03/2026	Delegated Decision	Penn And Mill End
26/0332/DIS	Discharge of Condition 7 (Remediation Strategy and Verification Plan) pursuant to planning permission 25/1851/FUL Garages Between 83 And 89 The Queens Drive Mill End Hertfordshire	Determined - DIS apps	22/04/2026	Delegated Decision	Penn And Mill End
26/0458/CLPD	Certificate of Lawfulness Proposed Development: Construction of single storey rear infill extension 219 Uxbridge Road Rickmansworth Hertfordshire WD3 8DP	approved		Delegated Decision	Penn And Mill End
26/0260/DIS	Discharge of Condition 17 (Remediation Verification Report) pursuant to planning permission 22/1148/FUL Beesons Yard Bury Lane Rickmansworth Hertfordshire	withdrawn	15/04/2026	Withdrawn	Rickmansworth Town
26/0149/FUL	Demolition of existing rear conservatory and construction of a replacement single storey rear orangery and construction of part single, part two storey front and rear extensions, and first floor side extension 1 Sherfield Avenue Rickmansworth Hertfordshire WD3 1NQ	approved	01/04/2026	Delegated Decision	Rickmansworth Town
26/0104/RSP	Retrospective: Retention of pavement crossover  Whitegates Harefield Road Rickmansworth Hertfordshire WD3 1PR	withdrawn	20/04/2026	Delegated Decision	Rickmansworth Town



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0183/FUL	Construction of single storey side/rear extension.  7 Gilliat Row 22 Ebury Road Rickmansworth Hertfordshire WD3 1BN	approved	22/04/2026	Delegated Decision	Rickmansworth Town
26/0270/FUL	Loft conversion including construction of rear dormer and front rooflights  6A Moneyhill Parade Uxbridge Road Rickmansworth Hertfordshire WD3 7BQ	approved	10/04/2026	Delegated Decision	Rickmansworth Town
26/0179/RSP	Part Retrospective: Construction of single storey front extension, removal of existing chimney, installation of insulation and render, internal alterations and alterations to fenestration.  22 Upper Hill Rise Rickmansworth Hertfordshire WD3 7NU	approved	01/04/2026	Delegated Decision	Rickmansworth Town
26/0227/FUL	Construction of single storey rear extension; first floor rear dormer extension, conversion of garage into habitable accommodation; and alterations to fenestration including replacement of doors and windows  7 Highfield Way Rickmansworth Hertfordshire WD3 7PP	approved	26/03/2026	Delegated Decision	Rickmansworth Town
26/0402/CWO	Submission of Waste Management Scheme in accordance with paragraph 4.1 of Schedule 1 of S106 agreement dated 18/12/2023 accompanying planning permission 22/1148/FUL  Beesons Yard Bury Lane Rickmansworth Hertfordshire	approved	14/04/2026	Delegated Decision	Rickmansworth Town



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0497/NMA	Non-material amendments pursuant to planning permission 25/1642/FUL to allow alterations to entrance canopy. Batchworth Place Church Street Rickmansworth Hertfordshire WD3 1JE	approved	20/04/2026	Delegated Decision	Rickmansworth Town
25/1949/FUL	Construction of single storey side extension and plant room with store Lot Mead Lock House Lavrock Lane Croxley Hall Croxley Green Rickmansworth Hertfordshire WD3 3BG	approved	31/03/2026	Delegated Decision	Rickmansworth Town
25/2165/RSP	Part-Retrospective: Construction of single storey front extension and two-storey rear extension; loft conversion including rear rooflights; erection of rear terrace balcony and front porch with stepped access; alterations to front soft/hard landscaping; internal alterations; alterations to fenestration, and alterations to external materials. Lane End 6 Sandy Lodge Road Moor Park Rickmansworth Hertfordshire WD3 1LJ	approved	25/03/2026	Delegated Decision	Rickmansworth Town
26/0262/FUL	Alterations to the front elevation including relocation of front door and side panels, erection of front and side windows and internal alterations 6 Heron Close Rickmansworth Hertfordshire WD3 1NF	approved	13/04/2026	Delegated Decision	Rickmansworth Town
26/0323/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 3.00 metres, maximum eaves height 3.00 metres) 22 Fairfield Avenue South Oxhey Watford Hertfordshire WD19 7AJ	no objection	07/04/2026	Delegated Decision	South Oxhey



<b>Application Number</b>	<b>Description of Work Location</b>	<b>Decision</b>	<b>Date of Decision Issued</b>	<b>Decision level</b>	<b>Ward Description</b>
26/0142/FUL	Construction of single storey front, side and rear extension 111 Muirfield Road South Oxhey Watford Hertfordshire WD19 6JE	approved	31/03/2026	Delegated Decision	South Oxhey
26/0143/FUL	Demolition of existing timber shed and erection of outbuilding to use as an ancillary annexe 111 Muirfield Road South Oxhey Watford Hertfordshire WD19 6JE	approved	30/03/2026	Delegated Decision	South Oxhey



31 March 2026 – Planning Committee Decision Summary

Reference	Address	Proposal	Decision
25/1346/FUL	Croxley House Croxley Green Rickmansworth WD3 3JB	Conversion of existing building into 6no. (Use Class C3) residential units with associated bike store, parking and landscaping works.	<b>Approved</b> in accordance with officer recommendation with additional conditions requiring Construction Management Plan (CMP) and Parking Management Plan and informative regarding protection of The Green during works.
25/1347/LBC	Croxley House Croxley Green Rickmansworth WD3 3JB	Listed Building Consent: Conversion of existing building into 6no. (Use Class C3) residential units with associated bike store, parking and landscaping works.	<b>Approved</b> in accordance with officer recommendation
25/1984/FUL	43 Chestnut Avenue Rickmansworth Hertfordshire WD3 4HA	Construction of part-single, part two storey front and rear extensions, first floor side extension; loft conversion including roof extension with rear dormers and rooflights, relocation of entrance door, internal alterations and alterations to fenestration and raised terrace to the rear.	<b>Approved</b> in accordance with officer recommendation
25/2228/RSP	10 Gade Bank Croxley Green Rickmansworth Hertfordshire WD3 3GD	Part Retrospective: Construction of single storey rear extension.	<b>Approved</b> in accordance with officer recommendation
26/0041/RSP	11 Pembroke Road Moor Park Northwood Hertfordshire HA6 2HP	Part Retrospective: Demolition of existing garage, workshop and front canopy; construction of part single, part two-storey rear extensions; two-storey side extensions; front and rear dormers; installation of chimney; raised rear patio; alterations to fenestration including installation of roof lights; relocation of front entrance.	<b>Approved</b> in accordance with officer recommendation
26/0073/RSP	9 The Crescent Croxley Green Rickmansworth Hertfordshire WD3 3DU	Part-Retrospective: Construction of two storey side extension, loft conversion including hip to gable extension and rear dormer and front/rear rooflights.	<b>Withdrawn</b> from agenda



23 April Planning Committee – Summary Sheet

Reference	Address	Proposal	Decision
25/2202/FUL	126 Toms Lane Kings Langley Hertfordshire WD4 8NR	Demolition of an existing building to the rear of No.126 and construction of 2no. two storey detached self build dwellings with associated subdivision of the site and alterations to access, parking, landscaping works and construction of workshop and garage.	<b>Refused</b> (in accordance with the Officer recommendation) with amendment to R1 to include reference to 'backland development'.
26/0118/FUL	62 Station Road Kings Langley Hertfordshire WD4 8LB	Demolition of existing shed, storages and garage; construction of two-storey side extension and single-storey rear and extension; loft conversion including rear dormer; construction of replacement garage; solar panels and heat pump.	<b>Refused</b> (contrary to the Officer recommendation) on the basis that the proposal by reason of the lack of car parking and lack of amenity space would result in a harmful impact on the character of the area. Full wording to be circulated.



Major Planning Applications pending consideration at 21 April 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 29.05.2026	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 31.05.2026	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 27.04.2026	Lauren Edwards
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



Reference	Address	Proposal	Target Decision Date	Officer
25/0488/RSP	Scotsbridge House Scots Hill Croxley Green Rickmansworth Hertfordshire WD3 3BB	Part Retrospective: Demolition of offices and erection of new development of 59 flats with associated parking and external landscaping.	Agreed Extension 01.05.2025	David Heighton
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.	Agreed Extension 04.06.2026	Clara Loveland
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.	Agreed Extension 15.06.2026	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).	Agreed Extension 29.05.2026	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).	Agreed Extension 31.05.2026	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).	Agreed Extension TBC	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.	Agreed Extension 29.05.2026	Adam Ralton



Reference	Address	Proposal	Target Decision Date	Officer
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).	Agreed Extension 25.06.2026	Adam Ralton
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
26/0055/FUL	Auburn Mere Residential Home Oxhey Lane Carpenders Park Watford Hertfordshire WD19 5RE	Construction of part single, part two, part-three storey front, side and rear extensions to the main building including link to existing detached outbuilding; with associated dormers and rooflights, roof terraces; internal alterations and alterations to materials; removal of existing vehicular access, hard standing and creation of new vehicular access from Oxhey Lane, with associated parking and landscaping works.	25.05.2026	Lauren Edwards
26/0462/AOD	Land To The Rear Of 76 And 78 Church Lane Sarratt WD3 6HL	Approval of Details: Details pursuant to Conditions 1 and 2 of Planning Permission 21/2896/OUT (Appeal Reference: APP/P1940/W/22/3300083) comprising layout, scale, appearance and landscaping of the residential development (20 dwellings) with new access to Church Lane and proposed pedestrian link to existing public footpath.	19.06.2026	Claire Wilson

## Thames Water – updated planning engagement approach



The following is correspondence and information received from Thames Water.

*“Dear Planning Team,*

*Please find attached a letter outlining recent changes to how we assess capacity at our sewage treatment works (STWs) to support future development.*

*The letter and supporting FAQs explain our ambitions for AMP8 and clarifies our role in the planning process as a non-statutory consultee for third party planning applications. It also highlights our responsibility to balance our statutory obligations under the Water Industry Act with our commitment to protecting the environment.*

*This letter is also being shared with the relevant Cabinet Member and Developers.*

*Yours sincerely,*

*Thames Water”*

The following slides are information on the accompanying letter and FAQs information received.

## Updated Planning Engagement Approach and Webinar invitation



Dear Planning Team,

We are writing to update you on important changes to the way Thames Water will be responding to planning applications in catchments where sewage treatment capacity is constrained.

### AMP8 marks the most significant investment in our infrastructure in 150 years.

The water industry is evolving rapidly. Climate change is driving more frequent floods and heatwaves, while ageing assets face increasing pressure from population growth and environmental obligations. To meet these challenges, we are delivering the largest upgrade for our customers in 150 years—building resilience, reducing river pollution, and supporting UK economic growth.

### Our Ambition

During AMP8 (2025 to 2030), we will be investing in over 150 of our existing sewage treatment works, delivering one of the most ambitious environmental programmes ever undertaken. We have developed these plans with Ofwat and have been transparent in sharing the difficulty in creating such a step change, which means our investment will need to extend beyond the traditional five-year AMP cycle.

### Why are we updating our approach?

We recognise the challenging responsibility of supporting development and growth while protecting the local environment. Our updated approach is designed to support you in managing this balance.

To support sustainable growth while safeguarding the environment, we have strengthened our methodology for assessing sewage treatment capacity and the potential impact of new development. This new approach is:

- Technically robust - drawing on improved modelling, river basin data and Water Framework Directive (WFD) classifications.
- Consistent and transparent
- Forward looking - enabling us to identify capacity constraints earlier and work with stakeholders to highlight risks
- Designed to strike the right balance between facilitating growth while ensuring development does not contribute to unacceptable levels of water pollution

We aim to help plan for growth confidently, with earlier clarity on where constraints exist and what solutions are already funded and scheduled for delivery.

### Next Steps

To explain our approach in more detail, we will shortly invite you to a webinar and will continue to collaborate with your organisation to support sustainable growth

Yours sincerely

A handwritten signature in black ink, appearing to read 'Ian Ruffell', written in a cursive style.

Ian Ruffell  
Head of Asset Planning

## General questions



Question	Answer
<p>Can you clarify the different reasons Grampians are requested?</p> <p>E.g. if you state a Grampian isn't required from a Sewage Treatment Works capacity perspective, does that mean there is no barrier to the development progressing at all?</p>	<p>We request Grampian conditions either where sufficient capacity does not exist or where we cannot confirm that sufficient capacity exists without further investigation. This is to prevent flooding, unacceptable levels of pollution and/or insufficient water supply resilience.</p> <p><u>Capacity assessments cover four independent areas:</u></p> <ul style="list-style-type: none"> <li>- STW capacity</li> <li>- Foul water network capacity</li> <li>- Surface water</li> <li>- Clean water network capacity</li> </ul> <p>Each assessment is separate and may result in its own Grampian condition. This means a single development could have up to four Grampians, each requiring discharge on its own merits before properties could become occupied. For example, if an STW Grampian remains in place until 2029 and a foul water network Grampian is cleared in 2027, the STW condition would still apply until its requirements are met, meaning that no properties could be occupied until all Grampians were discharged.</p>
<p>Why does Thames Water need to request Grampian conditions?</p>	<p>We request the application of Grampian conditions to ensure that developments only become occupied when our systems have the capacity to accommodate developments. Water companies ask LPAs to apply Grampian conditions when a development would exceed existing capacity in sewage treatment, foul or surface water systems, or the clean water network. Grampian conditions also offer planning guidance by enabling Local Planning Authorities (LPAs) to approve work from developers to coordinate the timing of their projects with infrastructure delivery</p> <p>Grampian conditions are a critical mechanism for balancing growth with infrastructure readiness whilst protecting the environment and meeting statutory obligations.</p>
<p>Will Grampian conditions apply to all development sizes (e.g. even a single dwelling)?</p>	<p>Network related Grampian conditions will not be applied universally to all developments and will be applied methodically where there is a significant risk to water/wastewater capacity or environmental compliance.</p> <p>We aim to apply these conditions proportionately, with larger developments posing greater flow increases being more likely to require them, while single dwellings or minor schemes generally present minimal risk unless the associated network/system is severely constrained.</p> <p>STW Grampians will only be considered for Major developments, as defined by the Town and Country Planning (Development Management Procedure) (England) Order 2015.</p>

Does a Section 106 agreement mean a Grampian can be removed?

Grampian conditions are planning controls that prevent occupation of a development until specific off-site works or agreements have been completed. These conditions are applied by the LPA as part of the planning permission.

By contrast, a Section 106 (S106) agreement with us is simply an agreement on your proposed method and mode of how you intend to connect your development to the public sewer system. It does not guarantee that sewer or STW capacity is available.

Therefore, even if you have an S106 agreement, you cannot assume capacity exists and occupation may still be restricted by a Grampian condition. We would encourage developers to contact us during the pre-planning stage to confirm network and STW capacity.

How will Thames Water respond if an LPA approves an application without the inclusion of Grampian conditions, despite an objection or Grampian being requested?

If an LPA approves an application we have objected to or hasn't incorporated our requested Grampian condition, we will maintain our position by keeping our response on record, ensuring any predicted capacity or compliance issue links back to the decision-making authority.

Additionally, we will engage with the developer, emphasising the risks of proceeding without confirmed capacity and that planning approval does not override our operational constraints.

## Sewage treatment works focused questions



Question	Answer
Is Thames Water a statutory consultee? What happens if a Local Planning Authority (LPA) doesn't request a capacity assessment from Thames Water, and for example, a STW lacks capacity?	<p>Thames Water is a non-statutory consultee for third-party planning applications (TPPAs); however, we strongly recommend that LPAs consult with us. We also proactively monitor major developments to identify cases where consultation has not occurred, so we can proactively respond with a capacity impact assessment.</p> <p>If an LPA approves an application without engaging with us and the receiving STW lacks capacity, this could contribute to unacceptable levels of water pollution. In such circumstances, we will take steps to identify these scenarios and notify the developer, the LPA and the EA of the associated environmental risks if occupation proceeds before adequate capacity is confirmed.</p> <p>To avoid delays and risks, developers are strongly encouraged to engage with us at the earliest possible stage, ideally during pre-planning, to confirm capacity availability.</p>
Why is Thames Water reviewing its approach to applying STW Grampian conditions?	<p>We are moving to a new, technically rigorous methodology to provide a clearer and more consistent approach for STW Grampians considerations. This will strengthen environmental protection while continuing to support development. It also enables earlier, more proactive engagement with key stakeholders, helping to identify potential constraints and pinch points before they become issues.</p> <p>This need has also become evident through our ongoing collaboration with LPAs and developers, which has highlighted the desire for greater clarity and understanding of our approach. Our review has therefore focused on reducing uncertainty for stakeholders by standardising our assessment criteria and providing clearer general guidance.</p>
What new criteria will Thames Water use to assess whether capacity exists at a STW?	<p>The core objective is to determine whether the proposed development could contribute to an unacceptable level of water pollution.</p> <p>We will be using a refreshed assessment approach that draws on a broader range of technical and environmental information. The aim is simply to provide clearer, earlier insight into where capacity is available and where constraints may need to be managed.</p>
When will the new assessment criteria take effect?	The new criteria has now come into effect.
Will Thames Water object to developments due to a lack of STW capacity?	<p>We may object to planning applications where there is insufficient capacity at the STW to accommodate proposed development, and there is no plan in place to increase capacity.</p> <p>This action is necessary to ensure that additional flows do not lead to unacceptable levels of water pollution. While outright objections may occur when no viable solution exists, we will always seek to avoid this by recommending a Grampian condition.</p>
How long will Grampian conditions remain in place, and will Thames Water indicate this timeframe during TPPA consultations?	<p>The period a Grampian condition is required for will depend upon when our works will be completed; for example, some STW upgrades will take more than 3 years to deliver.</p> <p>Where an STW Grampian is requested, we can provide indicative timelines during the consultation process based on current delivery forecasts.</p>

How often will Thames Water review STW capacity?	<p>We will review STW capacity at least annually, considering changes in development forecasts, operational performance, and progress on upgrade projects.</p> <p>In addition to routine reviews, trigger-based assessments may occur when significant new planning applications are submitted or when infrastructure upgrades are completed earlier or delayed.</p> <p>Any material changes to capacity status will be communicated to LPAs and developers through planning consultations, pre-planning advice, or published updates.</p>
If STW capacity was assessed under old criteria, can existing Grampian conditions be removed even if upgrades haven't been delivered?	We will proactively reassess all developments under the new criteria and inform the LPA and/or developer if a Grampian condition can be discharged immediately.
What happens to TPPAs already responded to without an STW Grampian condition?	Where we have previously responded to a TPPA without requesting an STW Grampian condition, our original response will remain valid if planning permission has already been granted.
How will phased developments with outline permission but no Grampian be handled?	<p>Large-scale strategic developments with outline planning permission but no Grampian condition will be assessed at each subsequent phase, requiring a new planning application.</p> <p>We will evaluate capacity at every stage, and if constraints are identified, a Grampian condition may be requested to ensure property occupation aligns with the delivery of necessary upgrades.</p>
What about sites where pre-planning checks showed no STW capacity issues, but applications haven't yet been submitted?	<p>If a site previously underwent pre-planning checks and we confirmed no STW capacity issues at that time, but the planning application has not yet been submitted, this position may change based on our latest assessment.</p> <p>Pre-planning assessments reflect conditions at the time of review, and factors such as catchment growth and delays to upgrade projects can alter capacity availability.</p> <p>When the formal planning application is submitted, we reserve the right to reassess STW capacity using the most up-to-date criteria and operational data, particularly if the pre-planning enquiry is older than 12 months. If constraints have emerged since the original check, an STW Grampian condition may be requested so Developers are strongly advised to re-engage with us before submitting applications to confirm the current capacity status and avoid conflicting responses.</p> <p>Our aim is to provide pre-planning assessments that remain valid for approximately 12 months; but these can be subject to change in exceptional circumstances</p>
How will Thames Water assess STW capacity when responding to Local Plan consultations?	When responding to Local Plan consultations, we adopt a strategic, forward-looking approach to assessing STW capacity. Unlike our standard site-specific assessments, this process involves a catchment-level analysis that considers cumulative impacts from all proposed developments identified in the Local Plan, rather than focusing on individual sites.



How will this approach affect commercial development?	<p>The revised approach to applying Grampian conditions and assessing STW capacity also applies to commercial developments.</p> <p>All development types, such as offices, retail, and industrial units generate wastewater flows that must be assessed alongside residential growth using the same criteria.</p> <p>If a commercial scheme is located within a catchment where STW capacity is constrained, we may request a Grampian condition on the same basis as for residential developments.</p> <p>To provide planning certainty and avoid delays, developers are strongly encouraged to engage with us as early as possible during the pre-planning stage so that we can carry out capacity assessments.</p>
Who else has Thames Water informed about this new approach?	<p>We are communicating our revised approach broadly to a wide range of stakeholders to ensure transparency and collaboration throughout the planning process.</p> <p>This includes engaging with LPAs across our region to explain the new criteria, processes, and implications for planning decisions. We are also working closely with developers and the wider housebuilding sector through ongoing discussions, developer forums and industry engagement sessions.</p> <p>Regulators such as the Environment Agency have been consulted to ensure alignment with regulatory requirements and environmental compliance. In addition, we will continue to participate in water industry and planning forums to share updates and gather feedback from stakeholders.</p>
How is Thames Water working with the Environment Agency (EA) to avoid conflicting advice?	<p>We are engaging with the EA on our new approach with the aim of aligning our assessment of whether a development would contribute to unacceptable levels of water pollution. However, there may still be occasions where we make different assessments which will have to be considered by the LPA.</p>
How can developers check STW capacity before submitting applications?	<p>Developers should engage early by utilising our Developer Services pre-planning enquiry process to request a capacity assessment for the proposed development site. This provides an initial indication of whether the network and STW can accommodate additional flows. In addition, developers can review Local Plans and associated Water Cycle Studies which will often include STW capacity forecasts in collaboration with water companies.</p> <p><a href="https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/water-and-wastewater-capacity">https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/water-and-wastewater-capacity</a></p>
Can developers discharge flows to an alternative STW catchment with available capacity?	<p>As the sewer network is designed for specific catchments, redirecting flows can mean major infrastructure changes, such as new pipelines or pumping stations. Any diversion may also be subject to regulatory and environmental approvals to determine whether permit changes are required as changing discharge points could affect water quality compliance.</p> <p>Even if feasible, implementing this solution could take several years, making it impractical for most developments seeking timely delivery. However, developers propose their preferred discharge location, and we will collaborate wherever possible to reach a practicable solution which takes account of time, cost and deliverability.</p>
Can developers contribute financially to accelerate STW upgrades?	<p>No, developers are unable to fund upgrades to STWs which are focused on increasing the capacity to accommodate domestic wastewater discharges.</p>

How can LPAs and developers work with Thames Water to overcome objections or Grampians?	<p>Opportunities to completely avoid objections or Grampian conditions are limited where capacity issues are identified but we encourage developers to contact us during the pre-planning stage using our assessment services which will help identify potential capacity constraints before submitting a planning application.</p> <p>Providing timely and accurate details on phasing and occupancy timelines also supports us in forecasting demand more accurately.</p> <p>Developers and LPAs can also stay informed by monitoring our updates on STW upgrade progress and aligning development schedules with anticipated capacity release dates.</p>
At what point will capacity be secured for a development, and how will Thames Water prevent large schemes from blocking capacity for years?	<p>Capacity is considered secured when planning permission is granted, including with a Grampian condition linked to confirmation of available capacity.</p> <p>To ensure fair allocation and to prevent large developments from blocking capacity for years, we will carry out regular monitoring and reviews of capacity allocations and may consider the prioritisation of sites that are smaller allocated developments and closer to delivery over speculative or long-term schemes.</p> <p>These measures should help to avoid situations where large developments may otherwise secure capacity far in advance but delay build-out for years and therefore create artificial constraints for other sites and negatively impact housing delivery targets.</p>
How will Grampian conditions impact New Appointments and Variations (NAVs)?	<p>We acknowledge that Grampian conditions can significantly affect Inset providers by delaying the commencement of new occupations until essential off-site infrastructure works are completed.</p> <p>These conditions often result in postponed site build-out, which in turn delays the point at which inset providers can begin serving customers. To mitigate this risk, it is essential for NAVs to engage early and collaborate closely with Developers and LPAs to gain a clear understanding of the timing and delivery of any required off-site works.</p> <p>NAVs can also anticipate an early understanding of system capacity constraints as part of the Waste Network Report process</p>



Acronym	Meaning
STW	Sewage Treatment Works
LPA	Local Planning Authority
TPPA	Third Party Planning Application
DWF	Dry Weather Flow: DWF is the average daily flow to a wastewater treatment works during a period without rain
EA	Environment Agency
Grampian	A Grampian is a planning condition attached to a decision notice that prevents the occupation of a development until off-site works have been completed on land not controlled by the applicant
Wastewater	Foul water or surface water entering the public sewer system
NAV	New appointments and variations (NAVs) are limited companies which provide a water and/or wastewater service to customers in an area which was previously provided by the incumbent monopoly provider

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*The content reflects our approach at the time of publication but may be updated or amended as our processes, operational circumstances, or regulatory obligations evolve. We recommend checking for updates periodically, as information may change from time to time.*

*This document does not constitute formal advice, policy, or a definitive assessment of any individual development proposal. It must not be treated as binding or quoted as a substitute for direct engagement with Thames Water.*

*For site-specific enquiries or formal advice, please contact us directly.*

## Council Great Big Green Week Events

**Save The Date!**

### **Save The Date! Council Great Big Green Week Events**

On the **evening of 4<sup>th</sup> June 2026**, Three Rivers District Council will be hosting a special Environmental Champions Awards ceremony at Watersmeet Theatre to celebrate the local environmental heroes who champion sustainability locally, followed by a free environmental film screening.

More details to follow.





## Three Rivers House update

Works are progressing well as Three Rivers District Council prepare to welcome new tenants, Harrow Health to the ground floor at **Three Rivers House**. Works started in December and are rapidly reaching a conclusion with occupation due to start early next month. Harrow Health, an established **NHS Healthcare Centre**, is relocating its headquarters to Three Rivers House. The space will feature a **Customer Service Centre** and **seven consulting rooms**, offering a range of services including **Ear, Nose & Throat** and **Dermatology**.

They will have:

A **dedicated entrance** via the balcony and new **disabled access** to the side

- A **self-contained area** with breakout space, toilets, and reception
- **Public toilets** for visitors

This partnership secures a strong future for Three Rivers House, now hosting the **Police, NHS, and CAB services**. It's a fantastic boost for the local economy, increasing footfall from staff and patients alike.

We appreciate your patience and cooperation during the works as we make these exciting improvements.

We can confirm that 21 parking spaces on the lower ground car park will be dedicated for NHS use. These spaces will be clearly marked **NHS ONLY**, with the work being carried out over the weekend and coming into effect from **Monday 27 April**.

We understand that changes to parking can raise concerns, and we would like to reassure staff and Councillors that parking availability has been carefully monitored over the past two months. During this time, the car park has never reached full capacity. This includes accommodating NHS staff and contractors using 20 "hot passes", as well as street cleansing vehicles.

From **Monday 20 April**, street cleansing vehicles have been relocated, which will release a significant number of additional spaces. Parking availability will continue to be closely monitored, and there are currently **115 parking spaces** available to staff and Councillors across the upper deck, lower deck, and the rear of the Rose Garden.

## Three Rivers District Council

### Starters and Leavers



Leavers	
Employee Name	Job Title
James Davenport	Crematorium Gardener
Emma Frost	CSC Advanced Representative
Harry Foy	Grounds Maintenance Operative
Colin Nicholson	Refuse Loader
George O'Connor	Street Cleansing Operative
Marcis Day	Aquadrome Community Engagement Officer
Pauline Rice	Senior Technical Support Officer

Starters	
Employee Name	Job Title
Nicola Yazdanian	CSC Representative
Sarah Holohan	Bereavement Officer
Marian Stratulat	HGV Driver
Michal Turski	Refuse Loader
Clive Wilkins	Street Cleansing Operative



## CSC Call Stats - March 2026

Phone Call Statistics – March 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
6,210	0 min 12 secs	1 min 12 secs	9mins 25secs	64.31%	85.12%	95.48%	100.00%	100.00%	100.00%



## Calendar of Meetings

May 2026

Annual Council	Tuesday	19
Planning Committee	Thursday	21
Audit Committee	Thursday	28

This information is correct as of 8.15am Tuesday 21 April. 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](mailto: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](mailto:committeeteam@threerivers.gov.uk)

Anyone wishing to speak at a virtual meeting is requested to contact the Committee Team at [committeeteam@threerivers.gov.uk](mailto: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 – April 2026

CHAIR / VICE-CHAIR OF THE COUNCIL'S CIVIC ENGAGEMENTS FOR APRIL 2026	
None	None