



MEMBERS INFORMATION BULLETIN

June 2026

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June 2026 - Committee Items

GENERAL PUBLIC SERVICES AND COMMUNITY ENGAGEMENT

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MISCELLANEOUS

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Planning update relating to appeals received, determined, and decisions in ward areas between 25th May and 22nd June 2026

Enforcement Appeal Received =

From: 25/05/2026 *To:* 22/06/2026

Planning ref number *Appeal Lodged date* *Appeal ref number*

26/0104/COMP 04/06/2026 26/0024/ENFNOT

Appeal against

Ravenswood Farm Church Lane Sarratt Ravenswood Farm Church Lane Sarratt Rickmansworth Hertfordshire WD3

1

Appeal Received =

From: 25/05/2026 *To:* 22/06/2026

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

24/0621/RSP 16/06/2026 26/0025/REF DEL

Badger Cottage Old Uxbridge Road West Hyde Rickmansworth Hertfordshire WD3 9XY

1

Enforcement Appeals Determined =

1

From: 25/05/2026 *To:* 22/06/2026

Planning ref number *Appeal decision date* *Appeal ref number* *Decision*

20/0208/COMP 11/06/2026 24/0034/ENFNOT appeal dismissed and Enf Notice Uphe

Appeal against complaint

The Black Horse Public House Dog Kennel Lane Chorleywood Rickmansworth Hertfordshire WD3 5EG

Decisions

From: 25/05/2026 To: 22/06/2026

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Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
24/1689/FUL	Demolition of existing garages; subdivision of the site, construction of a new attached two storey dwelling, including provision of hardstanding with parking to front and vehicular crossover; landscaping alterations. 10 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ	approved	08/06/2026	Delegated Decision	Abbots Langley And Bedmond
25/0590/FUL	Change of use of land to create 4 gypsy and traveller pitches including 2 amenity buildings and associated hardstanding and access Land To The North Of Toms Lane Toms Lane Kings Langley Hertfordshire	approved	03/06/2026	Committee Decision	Abbots Langley And Bedmond
26/0582/FUL	Construction of part-single, part-two storey rear extension, conversion of garage into store 110 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0LL	approved	11/06/2026	Delegated Decision	Abbots Langley And Bedmond
26/0549/FUL	Construction of a single-storey front extension 64 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0ED	approved	27/05/2026	Delegated Decision	Abbots Langley And Bedmond



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0487/FUL	Construction of single storey front and rear extensions; loft extension; replacement of doors and windows; alterations to external materials Ardwun Bell Lane Bedmond Abbots Langley Hertfordshire WD5 0QS	approved	04/06/2026	Delegated Decision	Abbots Langley And Bedmond
26/0672/PDE	Prior Approval: Single storey rear extension (depth 8.00 metres, maximum height 4.00 metres, maximum eaves height 2.80 metres) 156 Toms Lane Kings Langley Hertfordshire WD4 8NZ	no objection	05/06/2026	Delegated Decision	Abbots Langley And Bedmond
26/0518/FUL	Construction of single storey side/rear extension and enclosing and conversion of open under-croft into habitable accommodation 54 Abbots Road Abbots Langley Hertfordshire WD5 0BG	approved	27/05/2026	Delegated Decision	Abbots Langley And Bedmond
26/0553/FUL	Loft extension including flat to pitch roof extension with increase in ridge height of existing dormer, side rooflights 28 On The Hill Carpenders Park Watford Hertfordshire WD19 5DR	refused	27/05/2026	Delegated Decision	Carpenders Park
26/0718/FUL	Construction of single storey side extension 2 St Georges Drive Carpenders Park Watford Hertfordshire WD19 5HB	approved	19/06/2026	Delegated Decision	Carpenders Park



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0801/PDE	Prior Approval: Single storey rear extension (depth 5.00 metres, maximum height 3.00 metres, maximum eaves height 2.75 metres) 24 Hangar Ruding Carpenders Park Watford Hertfordshire WD19 5BH	no objection	16/06/2026	Delegated Decision	Carpenders Park
26/0612/CLPD	Certificate of Lawfulness Proposed Development: Construction of an outbuilding 106 Woodhall Lane South Oxhey Watford Hertfordshire WD19 6HA	approved	10/06/2026	Delegated Decision	Carpenders Park
26/0608/FUL	Demolition of existing single storey rear extension and erection of a single storey rear extension 18 Compton Place Carpenders Park Watford Hertfordshire WD19 5HG	approved	15/06/2026	Delegated Decision	Carpenders Park
26/0607/FUL	Erection of a stable block and associated hardstanding Holly Hedges Farm Olleberrie Lane Belsize Rickmansworth Hertfordshire WD3 4NU	approved	18/06/2026	Delegated Decision	Chorleywood North And Sarratt



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0339/RSP	Part-Retrospective: Construction of single storey front infill and front porch extensions, alterations to fenestration including replacement of windows and roof tiles, fascia boards, guttering; boundary treatments including front brick wall with piers with smooth render and coping stones; alterations to front elevation including removal of tudor details and external materials including render. 31 Chestnut Avenue Rickmansworth Hertfordshire WD3 4HA	approved		Delegated Decision	Chorleywood North And Sarratt
26/0737/DIS	Discharge of Condition 4(Materials) and 9(Hard and Soft landscaping) pursuant to planning permission 25/1707/FUL Hillthorpe Sarratt Lane Loudwater Rickmansworth Hertfordshire WD3 4AZ	Determined - DIS apps	18/06/2026	Delegated Decision	Chorleywood North And Sarratt
26/0465/FUL	Construction of single storey rear extension with rear balcony at first floor. Jacasupi Lower Plantation Loudwater Rickmansworth Hertfordshire WD3 4PQ	approved	26/05/2026	Delegated Decision	Chorleywood North And Sarratt
26/0641/FUL	Construction of a detached outbuilding to the front. Casalena Colleyland Chorleywood Rickmansworth Hertfordshire WD3 5LL	approved	16/06/2026	Delegated Decision	Chorleywood North And Sarratt



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0493/FUL	Construction of single storey side and rear infill extensions and front porch; partial conversion of garage into habitable accommodation; alterations to side and rear fenestration 2 Lime Tree Walk Rickmansworth Hertfordshire WD3 4BX	approved	11/06/2026	Delegated Decision	Chorleywood North And Sarratt
26/0517/DIS	Discharge of Condition 3 (Habitat Management & Monitoring Plan) and Condition 8 (Landscaping and Boundary Treatments) pursuant to planning permission 24/1950/FUL Cottage Farm Redhall Lane Chandlers Cross Rickmansworth Hertfordshire WD3 4LT	Determined - DIS apps	04/06/2026	Delegated Decision	Chorleywood North And Sarratt
26/0542/FUL	Conversion of garage into habitable accommodation with alterations to front/side fenestration and erection of binstore. Primrose House Homefield Road Chorleywood Rickmansworth WD3 5QJ	approved	04/06/2026	Delegated Decision	Chorleywood North And Sarratt
26/0571/PDNA	Permitted Development Notice: Erection of 3no. agricultural barns. Farmhouse Newhall Farm Bucks Hill Kings Langley Hertfordshire WD4 9AH	refused	16/06/2026	Delegated Decision	Chorleywood North And Sarratt
26/0780/NAC	Neighbouring Authority Consultation: Erection of a single storey side and rear extension with roof lights - Watford Borough Council - 26/00363/FULH 16 Ridgehurst Avenue Leavesden	no objection	26/05/2026	Delegated Decision	Chorleywood North And Sarratt



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0609/FUL	Replacement windows 2 South Cottage 23 South Cottage Gardens Chorleywood Rickmansworth Hertfordshire WD3 5EF	approved	16/06/2026	Delegated Decision	Chorleywood North And Sarratt
26/0624/CLPD	Certificate of Lawfulness Proposed Development: Construction of an outbuilding with indoor swimming pool Willow Cottage Penmans Green Sarratt Kings Langley Hertfordshire WD4 9AZ	approved	11/06/2026	Delegated Decision	Chorleywood North And Sarratt
26/0552/FUL	Construction of part-single, part-two storey front and side extension, single storey rear extension, garage conversion and loft conversion including alterations to roof form with rear dormers, rear juliet balcony, alterations to fenestration including replacement of windows; external materials including render The Willows Shire Lane Chorleywood Rickmansworth Hertfordshire WD3 5NT	withdrawn	05/06/2026	Withdrawn	Chorleywood South And Maple Cross
26/0573/DIS	Discharge of Condition 2(External materials) pursuant to planning permission 25/0155/LBC Woodoaks Farm Denham Way Maple Cross Rickmansworth Hertfordshire WD3 9XQ	Determined - DIS apps	01/06/2026	Delegated Decision	Chorleywood South And Maple Cross



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0813/EIA	EIA Screening Request: Residential development of up to 100 dwellings Land At Hill Farm Stag Lane Chorleywood Rickmansworth Hertfordshire WD3 5HD	Determined - DIS apps	04/06/2026	Delegated Decision	Chorleywood South And Maple Cross
26/0480/FUL	Replacement of wooden side fence and double gates facing Hillside Road, replacement of picket fence facing Quickley Lane, and erection of a greenhouse with storage Hillside 34 Quickley Lane Chorleywood Rickmansworth Hertfordshire WD3 5AF	approved	08/06/2026	Delegated Decision	Chorleywood South And Maple Cross
26/0455/FUL	Demolition of existing outbuildings and construction of an outbuilding and bike store 42A Denham Way Maple Cross Rickmansworth Hertfordshire WD3 9SP	approved	03/06/2026	Delegated Decision	Chorleywood South And Maple Cross
26/0572/DIS	Discharge of Condition 3(External materials) pursuant to planning permission 25/0154/FUL Woodoaks Farm Denham Way Maple Cross Rickmansworth Hertfordshire WD3 9XQ	Determined - DIS apps	01/06/2026	Delegated Decision	Chorleywood South And Maple Cross
26/0602/BGP	Discharge of Biodiversity Gain Plan pursuant to planning permission 25/0265/FUL The Swillet Sports And Social Stag Lane Chorleywood Rickmansworth Hertfordshire WD3 5HP	refused	11/06/2026	Delegated Decision	Chorleywood South And Maple Cross



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0770/NMA	Non-material amendment pursuant to planning permission 24/1963/FUL to allow alterations to Condition 32 to allow drainage works to take place within the access road to Maple Lodge Close Maple Cross House, Denham Way And Kier Offices Off Maple Lodge Close, Maple Cross Rickmansworth Hertfordshire WD3 9SW	approved	10/06/2026	Delegated Decision	Chorleywood South And Maple Cross
25/0980/RSP	Retrospective: Removal of original front canopy porch; removal of original chimney stack; removal of original ridge tiles and finials; removal of original bargeboards; construction of single-storey front extension, including new porch with new front door and fenestration and window to replace garage door; replacement windows; construction of new chimney stack; cream painted render; replacement ridge tiles and finials, construction of single-storey rear extension and associated raised patio; rear rooflight; removal of front landscaping and driveway extension; and alterations to front boundary treatment, including brick slips to rendered front walls. Sands Shire Lane Chorleywood Rickmansworth Hertfordshire WD3 5NH	approved	28/05/2026	Committee Decision	Chorleywood South And Maple Cross
26/0541/DIS	Discharge of Condition 21 (Hard and Soft Landscaping) pursuant to planning permission 24/1963/FUL Maple Cross House, Denham Way And Kier Offices Off Maple Lodge Close, Maple Cross Rickmansworth Hertfordshire WD3 9SW	Determined - DIS apps	26/05/2026	Delegated Decision	Chorleywood South And Maple Cross



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0655/FUL	Replacement of windows and door 3 Fishery Cottages Coppermill Lane West Hyde Uxbridge Hertfordshire UB9 6HZ	approved	16/06/2026	Delegated Decision	Chorleywood South And Maple Cross
26/0073/RSP	Part-Retrospective: Construction of part single, part two storey side extension, loft conversion including hip to gable extension and rear dormer and front/rear rooflights, alterations to external materials including external wall insulation, render, replacement roof tiles and replacement windows. 9 The Crescent Croxley Green Rickmansworth Hertfordshire WD3 3DU	approved	28/05/2026	Committee Decision	Dickinsons
26/0502/RSP	Part-Retrospective: Demolition of existing bungalow and construction of two storey detached dwelling with associated parking and landscaping works 100 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3BX	approved	03/06/2026	Delegated Decision	Dickinsons
26/0321/FUL	Ground floor front/side infill extension, first floor rear extension, alterations to roof of existing rear projection; relocation of main entrance door; alterations to fenestrations; removal of existing tile hanging/cladding and alterations to external materials and alterations to site frontage, including the provision of a permeable driveway. 63 Sycamore Road Croxley Green Rickmansworth Hertfordshire WD3 3TE	approved	28/05/2026	Delegated Decision	Dickinsons



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0547/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	approved	02/06/2026	Delegated Decision	Dickinsons
26/0721/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 3.15 metres, maximum eaves height 3.00 metres) 45 Watford Road Croxley Green Rickmansworth Hertfordshire WD3 3DS	withdrawn	12/06/2026	Withdrawn	Dickinsons
26/0507/FUL	Conversion of garage into habitable accommodation and extension to drive 101 Byewaters Croxley Green Watford Hertfordshire WD18 8WH	approved	08/06/2026	Delegated Decision	Dickinsons
26/0556/FUL	Conversion of garage into habitable accommodation 4 Basildon Close Croxley Green Watford Hertfordshire WD18 8WL	approved	27/05/2026	Delegated Decision	Dickinsons
26/0685/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including rear dormer and front rooflights 26 Owens Way Croxley Green Rickmansworth Hertfordshire WD3 3PU	approved	11/06/2026	Delegated Decision	Durrants



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0566/FUL	Demolition of existing garage and construction of part-single, part-two storey side extension, single storey rear extension; loft conversion including alterations to roof form with rear dormer and front rooflights 4 Canterbury Way Croxley Green Rickmansworth Hertfordshire WD3 3SS	approved	09/06/2026	Delegated Decision	Durrants
26/0686/PDE	Prior Approval: Single storey rear extension (depth 5.00 metres, maximum height 3.50 metres, maximum eaves height 3.00 metres) 31 Barton Way Croxley Green Rickmansworth Hertfordshire WD3 3PA	no objection	27/05/2026	Delegated Decision	Durrants
26/0637/FUL	Variation of condition 2 (plans) pursuant to planning permission 25/2001/FUL to allow for the Plot 2 - dwelling to be positioned further from the rear bank Belair Toms Lane Kings Langley Hertfordshire WD4 8NH	approved	16/06/2026	Delegated Decision	Gade Valley
26/0583/CLPD	Certificate of Lawfulness Proposed Development: Installation of 10no. solar panels to front roofslope 17 The Limes Bridge Road Hunton Bridge Kings Langley Hertfordshire WD4 8FJ	approved	16/06/2026	Delegated Decision	Gade Valley
26/0346/FUL	Demolition of 2no. existing sheds and erection of garden room and outbuilding. Home Park Lock Cottage Home Park Mill Link Kings Langley Hertfordshire WD4 8DZ	approved	19/06/2026	Delegated Decision	Gade Valley



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26/0347/LBC	Listed Building Consent: Demolition of 2no. existing sheds and erection of garden room and outbuilding. Home Park Lock Cottage Home Park Mill Link Kings Langley Hertfordshire WD4 8DZ	approved	19/06/2026	Delegated Decision	Gade Valley
26/0640/FUL	Construction of part single storey, part two storey rear extension and first floor side extension, raised rear patio 8 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DA	approved	17/06/2026	Delegated Decision	Gade Valley
26/0603/FUL	Demolition of existing garage and utility room; construction of part-single, part-two storey side and rear extension 47 Hamilton Road Hunton Bridge Kings Langley Hertfordshire WD4 8PY	approved	12/06/2026	Delegated Decision	Gade Valley
26/0548/FUL	Loft conversion including rear dormer and front rooflights 122 Hazelwood Lane Abbots Langley Hertfordshire WD5 0HE	approved	04/06/2026	Delegated Decision	Gade Valley
26/0303/FUL	Construction of single storey rear extension with rooflights, partial conversion of the existing garage and alterations to fenestrations, including replacement of windows 11 Merlin Way Leavesden Watford Hertfordshire WD25 7GJ	approved	16/06/2026	Delegated Decision	Leavesden
26/0719/DIS	Discharge of condition 25 (SuDS - Management and Maintenance Plan - Phases 3, 5 and 8) pursuant to planning permission 25/1308/FUL Warner Bros. Studios Leavesden Warner Drive Watford Hertfordshire WD25 7LP	Determined - DIS apps	28/05/2026	Delegated Decision	Leavesden



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0789/NMA	Non-material amendment pursuant to planning permission 25/1545/FUL to allow Erection of 2no. access ladders and a change to the placement of the proposed signage. Warner Bros. Studios Leavesden Warner Drive Watford Hertfordshire WD25 7LP	approved	28/05/2026	Delegated Decision	Leavesden
26/0633/FUL	Alterations to boundary treatments including increase in height of existing timber fence and gate, and brick piers 2 Westland Close Leavesden Watford Hertfordshire WD25 7GH	approved	16/06/2026	Delegated Decision	Leavesden
26/0587/FUL	Construction of single storey rear extension and detached outbuilding 120 South Way Abbots Langley Hertfordshire WD5 0GZ	approved	04/06/2026	Delegated Decision	Leavesden
25/0896/FUL	Construction of 192no. dwellings (Use Class C3), public open space, landscaping, new vehicular access and pedestrian accesses and associated infrastructure. Land At Woodside Road Woodside Road Abbots Langley Hertfordshire	approved	02/06/2026	Committee Decision	Leavesden
26/0781/NAC	Neighbouring Authority Consultation: Watford Borough Council - Details submitted for Condition 23 (partial discharge phase 1 Surface Water Drainage) pursuant to planning permission 23/01023/VARM Warner Bros. Studios Leavesden Warner Drive Watford Hertfordshire WD25 7LP	no objection	08/06/2026	Delegated Decision	Leavesden



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0492/FUL	Installation of an air source heat pump to rear Bankside 2 Langley Lane Abbots Langley Hertfordshire WD5 0LR	approved	15/06/2026	Delegated Decision	Leavesden
26/0536/FUL	Construction of single storey side and rear extensions, conversion of garage into habitable accommodation and loft conversion including rear dormer window 65 Bucknalls Lane Garston Watford Hertfordshire WD25 9NE	approved	03/06/2026	Delegated Decision	Leavesden
26/0660/FUL	Change of use of part of the ground floor to use as a children's nursery (Use Class E(f)) together with the provision of a new formalised entrance and associated landscaping. 6 Hercules Way Leavesden Hertfordshire	approved	11/06/2026	Delegated Decision	Leavesden
26/0551/CLPD	Certificate of Lawfulness Proposed Development: Conversion of garage into habitable accommodation, alteration to rear fenestration The Drive Park Close Rickmansworth Hertfordshire WD3 1QH	approved	28/05/2026	Delegated Decision	Moor Park And Eastbury
26/0658/FUL	Demolition of existing garage and construction of part-single, part- two storey front extension; single storey side and rear extensions; garage conversion; construction of new roof with loft accommodation, with an increase in ridge height, rear dormer window, and front/side rooflights; alterations to fenestration including relocation of entrance door; front porch; and installation of windows to side elevation 22 Bishops Avenue Northwood HA6 3DG	approved	19/06/2026	Delegated Decision	Moor Park And Eastbury



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0642/FUL	Variation of Condition 2 (plans) pursuant to planning permission 25/1804/FUL to allow reduction of single storey rear extension depth from 8 meters to 5 meters 36 The Fairway Northwood HA6 3DY	withdrawn	18/06/2026	Withdrawn	Moor Park And Eastbury
26/0651/CLPD	Certificate of Lawfulness Proposed Development: Erection of an outbuilding 52 Westbury Road Northwood HA6 3BY	approved	11/06/2026	Delegated Decision	Moor Park And Eastbury
26/0512/DIS	Discharge of Condition 6 (Arboricultural Impact Assessment) pursuant to planning permission 24/1622/FUL 3 Pembroke Road Moor Park Northwood Hertfordshire HA6 2HP	Determined - DIS apps	03/06/2026	Delegated Decision	Moor Park And Eastbury
26/0593/FUL	Demolition of existing front porch and construction of single storey front extension and first floor rear extension and conversion of garage into habitable accommodation 52 Westbury Road Northwood HA6 3BY	approved	12/06/2026	Delegated Decision	Moor Park And Eastbury
26/0669/DIS	Discharge of Condition 11(Remediation and Verification Strategy and Environmental Assessment) pursuant to planning permission 24/1137/FUL No.3 To No.6 Wolsey Business Park Tolpits Lane Hertfordshire WD18 9BL	Determined - DIS apps	27/05/2026	Delegated Decision	Moor Park And Eastbury



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0774/NMA	Non-material amendment pursuant to planning permission 24/1137/FUL to allow elevational treatment for the combined substation and UKPN substation Wolsey Business Park Tolpits Lane Watford Hertfordshire WD18 9BL	approved	04/06/2026	Delegated Decision	Moor Park And Eastbury
26/0588/FUL	Erection of hard and soft landscaping including alterations to driveway and raised rear patio and fixed seating area with boundary fence, planters and other ancillary garden features 11 Pembroke Road Moor Park Northwood Hertfordshire HA6 2HP	approved		Delegated Decision	Moor Park And Eastbury
26/0695/CLPD	Certificate of Lawfulness Proposed Development: Construction of front porch The Bungalow Batchworth Heath Farm Batchworth Heath Rickmansworth Hertfordshire WD3 1QB	withdrawn	18/06/2026	Withdrawn	Moor Park And Eastbury
26/0325/RSP	Part Retrospective: Erection of raised terrace area including associated steps, landscaping and plant room following alterations to existing rear patio, plant room and hard surfacing Sandalwood 7A Wolsey Road Moor Park Northwood Hertfordshire HA6 2HN	approved	19/06/2026	Committee Decision	Moor Park And Eastbury
26/0834/NAC	Neighbouring Authority Consultation: Hertsmere Borough Council - Variation of condition 2 (plans) to allow for changes to site layout and condition 7 (land contamination) to amend implementation trigger, following grant of planning permission reference 24/1434/FUL. Hartsbourne Country Club, Hartsbourne Avenue, Bushey Heath, Bushey, Hertfordshire, WD23 1JW	no objection	10/06/2026	Delegated Decision	NOT IN DISTRICT See Details Under Parish



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0690/FUL	Construction of single storey side extension 55 Hampermill Lane Oxhey Hall Watford Hertfordshire WD19 4NT	approved	11/06/2026	Delegated Decision	Oxhey Hall And Hayling
26/0567/FUL	Demolition of existing conservatory and construction of part-single, part-two storey side and rear extension, single storey front porch extension, loft conversion including rear dormer 11 Hillcroft Crescent Oxhey Hall Watford Hertfordshire WD19 4PB	approved	09/06/2026	Delegated Decision	Oxhey Hall And Hayling
26/0620/CLPD	Certificate of Lawfulness Proposed Development: Stationing of a caravan for ancillary residential use 82 Hillcroft Crescent Oxhey Hall Watford Hertfordshire WD19 4NY	refused	12/06/2026	Delegated Decision	Oxhey Hall And Hayling
26/0604/FUL	Conversion of garage into habitable accommodation; alterations to fenestration 35 Embleton Road South Oxhey Watford Hertfordshire WD19 7PJ	approved	10/06/2026	Delegated Decision	Oxhey Hall And Hayling
26/0659/FUL	Demolition of existing garage and, construction of part-single, part two-storey side and rear extension, installation of door to side elevation 138 Hillcroft Crescent Oxhey Hall Watford Hertfordshire WD19 4NZ	approved	17/06/2026	Delegated Decision	Oxhey Hall And Hayling



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26/0157/BGP	Discharge of Biodiversity Gain Plan pursuant to planning permission 25/1706/FUL 141 Hayling Road South Oxhey Watford Hertfordshire WD19 7DB	approved	27/05/2026	Delegated Decision	Oxhey Hall And Hayling
26/0369/FUL	Erection of a of a single storey rear extension and increase in roof height of existing side extension, partial garage conversion and loft conversion and extension including hip to gable roof extension, re-roofing and provision of external insulation and pebble dash, replacement of windows and front door, alterations to side fenestration, rooflight, permeable paving to front garden, rear patio 153 Oaklands Avenue Oxhey Hall Watford Hertfordshire WD19 4LH	approved	19/06/2026	Delegated Decision	Oxhey Hall And Hayling
26/0652/FUL	Demolition of existing utility and veranda and, construction of single storey side and rear extensions and front porch 236 Hayling Road South Oxhey Watford Hertfordshire WD19 7PT	approved	18/06/2026	Delegated Decision	Oxhey Hall And Hayling
26/0580/FUL	Demolition of an existing garage and lean to green house; construction of two-storey side extension, including extension to roof; single-storey rear extension; rear patio extension with associated landscaping works; loft conversion including rear Juliet dormer and flank rooflights; and alterations to fenestration including replacement of existing windows and entrance door. 92 Beacon Way Rickmansworth Hertfordshire WD3 7PD	approved	11/06/2026	Delegated Decision	Penn And Mill End
26/0543/FUL	Construction of part-single, part-two storey rear extension, first floor side extension, windows to side elevation 113 Tudor Way Mill End Rickmansworth Hertfordshire WD3 8HT	approved	08/06/2026	Delegated Decision	Penn And Mill End



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0683/FUL	Joint Application: Construction of first floor side extension, loft conversion including hip to gable roof extension, with rear dormer and front rooflights to 6 and 8 Eastwick Crescent, Construction of single storey rear extension to 6 Eastwick Crescent 6 And 8 Eastwick Crescent Mill End Rickmansworth Hertfordshire WD3 8YJ	approved		Delegated Decision	Penn And Mill End
26/0713/CLPD	Certificate of Lawfulness Proposed Development: Construction of an outbuilding 5 Field Way Rickmansworth Hertfordshire WD3 7EL	approved	19/06/2026	Delegated Decision	Penn And Mill End
26/0632/FUL	Variation of Condition 3(Materials) pursuant to planning permission 25/2203/FUL to allow alterations to external materials including installation of external insulation and render to gable-end wall and timber cladding to rear/side extension 1 Hall Close Mill End Rickmansworth Hertfordshire WD3 8US	approved	10/06/2026	Delegated Decision	Penn And Mill End
26/0635/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable roof extension with rear dormer and front rooflights 37 Church Lane Mill End Rickmansworth Hertfordshire WD3 8PT	approved	12/06/2026	Delegated Decision	Penn And Mill End
26/0033/FUL	Extensions to existing ground floor and extensions to create first and second floor accommodation, including rear dormer window, to provide 1no. self contained residential dwelling. 1A Grove Road Mill End Rickmansworth Hertfordshire WD3 8EB	approved	28/05/2026	Committee Decision	Penn And Mill End



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0680/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including rear dormer and front rooflights 64 The Queens Drive Mill End Rickmansworth Hertfordshire WD3 8LT	approved	19/06/2026	Delegated Decision	Penn And Mill End
26/0219/FUL	Erection of entrance ramp with handrails, alteration to fenestration, ventilation grills, bin store and associated landscaping works. Three Rivers House Northway Rickmansworth Hertfordshire WD3 1RL	approved	28/05/2026	Committee Decision	Rickmansworth Town
26/0494/FUL	Construction of single storey rear extension and first floor side extension 33 Cedars Avenue Rickmansworth Hertfordshire WD3 7AW	approved	12/06/2026	Delegated Decision	Rickmansworth Town
26/0595/DIS	Discharge of Condition 33(Drainage Verification Report) pursuant to planning permission 22/1148/FUL Beesons Yard Bury Lane Rickmansworth Hertfordshire	Determined - DIS apps	04/06/2026	Delegated Decision	Rickmansworth Town
26/0411/DIS	Discharge of Condition 4(shield and acoustic housing) pursuant to planning permission 25/1488/FUL CO-OP 5 - 6 Moneyhill Parade Uxbridge Road Rickmansworth Hertfordshire WD3 7BQ	Determined - DIS apps	08/06/2026	Delegated Decision	Rickmansworth Town
26/0475/FUL	Installation of a greenhouse 12 The Byeway Rickmansworth Hertfordshire WD3 1JW	approved	01/06/2026	Delegated Decision	Rickmansworth Town



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0647/PDE	Prior Approval: Single storey rear extension (depth 5.00 metres, maximum height 2.99 metres, maximum eaves height 2.99 metres) 39 Highfield Way Rickmansworth Hertfordshire WD3 7PP	refused	27/05/2026	Delegated Decision	Rickmansworth Town
26/0373/ADV	Advertisement Consent: Installation of internally illuminated fascia sign, and signs mounted on front/side of decking enclosure 15 Moneyhill Parade Uxbridge Road Rickmansworth Hertfordshire WD3 7BE	approved	28/05/2026	Committee Decision	Rickmansworth Town
26/0629/DIS	Discharge of Condition 3 (Materials) pursuant to planning permission 25/1072/FUL 86 Ebury Road Rickmansworth Hertfordshire WD3 1BN	Determined - DIS apps	19/06/2026	Delegated Decision	Rickmansworth Town
26/0338/RSP	Retrospective: Erection of raised rear patio with decking and glass balustrading alterations to land levels and astro-turf lawn area Shoreham House Old Chorleywood Road Rickmansworth Hertfordshire WD3 4EH	approved	27/05/2026	Delegated Decision	Rickmansworth Town
26/0122/FUL	Alterations to elevations of existing car park building to enclose upper floor for commercial use (Class E), including brickwork and windows; associated works including new ramp and staircase; and landscaping alterations. Trinity Court Church Street Rickmansworth Hertfordshire WD3 1RT	approved	28/05/2026	Committee Decision	Rickmansworth Town



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0259/FUL	Conversion of garage into habitable accommodation 27 The Cloisters Rickmansworth Hertfordshire WD3 1HL	approved	04/06/2026	Delegated Decision	Rickmansworth Town
26/0702/PDNE	Permitted Development Notice: Installation of solar panels Sports Hall Royal Masonic School Rickmansworth Park Rickmansworth Hertfordshire	approved	18/06/2026	Delegated Decision	Rickmansworth Town
26/0578/CLED	Certificate of Lawfulness Existing Development: Erection of single storey rear extension 3 Fleetwood Way South Oxhey Watford Hertfordshire WD19 6NB	approved	15/06/2026	Delegated Decision	South Oxhey
26/0656/CLPD	Certificate of Lawfulness Proposed Development: Construction of outbuilding 17 Otley Way South Oxhey Watford Hertfordshire WD19 7TA	approved	18/06/2026	Delegated Decision	South Oxhey
26/0539/DIS	Discharge of Condition 3 (Arboricultural method statement and tree protection) pursuant to planning permission 25/1643/FUL Land At Chilwell Gardens Chilwell Gardens South Oxhey Hertfordshire	Determined - DIS apps	27/05/2026	Delegated Decision	South Oxhey
26/0758/FUL	Demolition of existing conservatory and construction of single storey rear extension, provision of external wall insulation. 5 Hoylake Gardens South Oxhey Watford Hertfordshire WD19 6LQ	approved	11/06/2026	Delegated Decision	South Oxhey



Application Number	Description of Work Location	Decision	Date of Decision Issued	Decision level	Ward Description
26/0937/NMA	Non-material amendment to planning permission 23/1095/RSP to allow alterations to front and rear fenestration, and alterations to ground floor side extension 65 Heysham Drive South Oxhey Watford Hertfordshire WD19 6YH	withdrawn	16/06/2026	Withdrawn	South Oxhey
26/0650/RSP	Part-retrospective: Variation of condition 2(plans) pursuant to planning permission 25/1439/FUL to allow the single storey rear extension depth from 2.0 meters to 2.5 meters 58 Northwick Road South Oxhey Watford Hertfordshire WD19 6NH	approved	15/06/2026	Delegated Decision	South Oxhey
26/0746/PDE	Prior Approval: Single storey rear extension (depth 6.00 metres, maximum height 2.90 metres, maximum eaves height 2.80 metres) 15 Bramley Gardens South Oxhey Watford Hertfordshire WD19 6YD	no objection	10/06/2026	Delegated Decision	South Oxhey



June 2026 Planning Committee Decision Summary

Reference	Address	Proposal	Decision
23/0483/FUL	Croxley House Croxley Green Rickmansworth Hertfordshire WD3 3JB	Change of use of existing building from care home (C2) use to a nursery (Class E) including partial demolition of existing extension and construction of two storey extension; provision of spiral stairs, ramp access, green roof, rooflights and vents; repairs to boundary wall with associated parking and landscaping works; and widening of existing access track, internal alterations and alterations to fenestration.	Approved (in accordance with the officer recommendation)
23/0484/LBC	Croxley House Croxley Green Rickmansworth Hertfordshire WD3 3JB	Listed Building Consent: Change of use of existing building from care home (C2) use to a nursery (Class E) including partial demolition of existing single storey rear extension and construction of two storey extension; provision of spiral stairs, ramp access, green roof, rooflights and vents; repairs to boundary wall with associated parking and landscaping works; widening of existing access track, internal alterations and alterations to fenestration.	Approved (in accordance with the officer recommendation)
25/1691/FUL	The Glade Bridge Over The River Colne Adjacent Grand Union Canal Off Church Street Rickmansworth Hertfordshire	Replacement of The Glade Bridge.	Approved (in accordance with the officer recommendation) with additional informatives to request the applicant have regard to the Canal and River Trust comments on materials, and to request consideration is given to the time of year during which works take place.
26/0039/FUL	The Dell Long Lane Heronsgate Rickmansworth Hertfordshire WD3 5DJ	Erection of two self-build detached dwellings, alterations to existing vehicular access and land levels and proposed associated landscaping.	Refused (contrary to the officer recommendation) on the grounds that the proposal would cause harm to the conservation area and to the character of the area, and due to the failure to complete a S106 to secure an affordable housing contribution. Full wording to be circulated to members.
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).	Noted, site visit to be arranged
26/0325/RSP	Sandalwood 7A Wolsey Road Moor Park Northwood Hertfordshire HA6 2HN	Part Retrospective: Erection of raised terrace area including associated steps, landscaping and plant room following alterations to existing rear patio, plant room and hard surfacing	Approved (in accordance with the officer recommendation) with reason for condition 4 added, C2 varied to require a screening fence to be used, and additional condition requiring plant room doors to be fixed shut other than during maintenance activities.

Current Major Planning Applications



Reference	Address	Proposal	Statutory Determination Date	Agreed Extension of Time
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; access off Redhall Lane and associated hard-standing and turning area; erection of 2no. polytunnels and a potting enclosure	04-Mar-26	31-Jul-26
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-Mar-26	30-Jul-26
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-Mar-26	22-Jul-26
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-Apr-26	13-Aug-26
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-Apr-26	31-Jul-26
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-Apr-26	29-May-26

Current Major Planning Applications



Reference	Address	Proposal	Statutory Determination Date	Agreed Extension of Time
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)), Loc	20-May-26	25-Jun-26
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-May-26	
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 m	25-May-26	25-Jul-26
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	19-Jun-26	
26/0711/OUT	Land Between Ferndale, Church Lane And Sarratt Road Church Lane Sarratt Hertfordshire	Outline application: Construction of up to 54 residential homes (Use Class C3) with associated access (appearance, landscaping, layout, scale as reserved matters)	10-Aug-26	
26/0601/OUT	Land South Of The White House, East Lane, And Between Bedmond Road And East Lane Bedmond Abbots Langley Hertfordshire WD5 0QE	Outline application: Erection of up to 66 residential dwellings including access (appearance, landscaping, layout and scale as reserved matters).	14-Aug-26	



A response letter from Joanna Averley, Chief Planner of MHCLG and attachments.



Ministry of Housing,
Communities &
Local Government

Joanna Averley
Chief Planner

Ministry of Housing,
Communities & Local
Government
3rd Floor, Fry Building
2 Marsham Street
London SW1P 4DF

27 March 2026

Joanne Wagstaffe
Chief Executive
Three Rivers District Council
Three Rivers House
Northway
Rickmansworth
Hertfordshire
WD3 1RL

Dear Joanne,

Local planning authorities that may be liable for designation under section 62A of the Town and Country Planning Act 1990

I am writing to you to let you know the latest statistics on the quality of decisions with which planning applications for major and non-major development have been determined over the two years to March 2025 were published on 19 March. They are available here: [Live tables on planning application statistics - GOV.UK](#)

The figures show that your authority may be liable for designation for the quality of its decisions on applications for major development under section 62A of the Town and Country Planning Act 1990, with reference to the updated designation criteria that were laid before Parliament in December 2024 (available here: [Criteria Document 2024](#)).

The threshold for designation is over 10% of an authority's decisions on applications for major and non-major development made during the assessment period, including those arising from a 'deemed refusal', being overturned at appeal.

The statistics show that your authority had 10.3% of decisions on applications overturned at appeal for major development.

Before any designations are considered, I would be grateful if you could inform us:

- Whether any adjustments are required to correct any errors or omissions in the published data. Please use the attached spreadsheet to record the corrections. Clear evidence with supporting justification should be provided in respect of any proposed corrections submitted.
- Whether there are any exceptional circumstances that have affected your authority's performance which, in your opinion, would make a designation under section 62A unreasonable. The attached Q&A provides further information on exceptional circumstances.

Requests that exceptional circumstances should be considered will be judged against two general tests:

- whether the issue affects the reasonableness of the conclusions that can be drawn from the recorded data for the authority, over the assessment period; or
- whether the issue had a significant impact on the authority's performance, for reasons that were beyond its control.

Any material in response to these points will be taken into account before final decisions are made, and should be sent to Joe McMahon (joe.mcmahon@communities.gov.uk) or Stephen Gee (0303 444 0013/stephen.gee@communities.gov.uk) and arrive by no later than **17 April 2026**.

I am copying this letter to your Chief Planner.

Yours faithfully,

Joanna Averley
Chief Planner



EXCEPTIONAL CIRCUMSTANCES AND DATA CORRECTIONS – Q&A

Q: How much information should be provided?

A: We need sufficient information to understand the circumstances you are claiming are exceptional, but we do not require, or expect, lengthy submissions. Any case for claiming exceptional circumstances should set out clear reasons as to why it is considered that the circumstances are exceptional and what impact they had on your authority's performance, and, be accompanied by supporting evidence. The general tests against which any such circumstances will be judged are set out in the criteria document: <https://tinyurl.com/97kvsvk>

Q: Can you provide an example of what exceptional circumstances might be considered; or indicate what other authorities have said?

A: We are not giving examples, but we will consider any circumstances which authorities consider are genuinely exceptional, judged against the tests set out in paragraph 22 of the criteria document. The Secretary of State also has discretion to consider any exceptional circumstances which in his opinion would make a designation unreasonable (see paragraph 23).

Q: Can I make corrections to the data previously provided?

A: We will take into account corrections that need to be made to the data where authorities can provide clear evidence that such changes are justified. We have provided a spreadsheet which should be used to document the proposed corrections, relevant details including the application number and evidence supporting each proposed correction: for example, where a correction is required due to an agreed extension of time not being reported correctly, evidence of the agreement should be provided.

Q: Can information be supplied electronically? And do paper copies need to be supplied?

A: We would prefer electronic communications, to the email address supplied in the letter. Please do not send paper copies. All responses will be acknowledged – please contact us by phone if you have not received an acknowledgement within one working day.

Q: When do I have to respond by?

A: You should respond by the date stated in the letter. You should submit a formal response even where you have previously contacted the Department with amended data.

Q: What happens if I am designated but subsequently find further data corrections?

A: It is extremely important that any data corrections and exceptional circumstances that you wish to rely on are submitted within the formal response period, so that Ministers can take them into account when deciding whether or not to designate an authority. We cannot guarantee to take into account information submitted after this point.

Q: Who shall I contact if I have any further queries?

A: Please contact Joe McMahon (joe.mcmahon@communities.gov.uk) or Stephen Gee (0303 444 0013/ stephen.gee@communities.gov.uk)

Planning Application Performance – Three Rivers 2026



Table P152a: District Matters Planning Performance Table for Quality of decisions: April 2023 to March 2025

Rows are sorted by the final column: quality of decisions (% overturned at appeal) excluding appeals relating to planning conditions

ONS name ⁴	ONS code	April to June 2023					July to September 2023					October to December 2023					January to March 2024					April to June 2024			
		Total major applications	Major applications not determined ¹	Total major decisions and non-determined cases ²	Total major appeals ³	Major decisions overturned at appeal	Total major applications	Major applications not determined ¹	Total major decisions and non-determined cases ²	Total major appeals ³	Major decisions overturned at appeal	Total major applications	Major applications not determined ¹	Total major decisions and non-determined cases ²	Total major appeals ³	Major decisions overturned at appeal	Total major applications	Major applications not determined ¹	Total major decisions and non-determined cases ²	Total major appeals ³	Major decisions overturned at appeal	Total major applications	Major applications not determined ¹	Total major decisions and non-determined cases ²	Total major appeals ³

Three Rivers	E07000102	2	0	2	1	1	2	0	2	1	1	7	0	7	0	0	4	0	4	1	1	4	0	4	0	0
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P Provisional

~ local authority did not exist during this quarter

- No major applications received on which to make decisions

¹ Includes only non-determined applications that were appealed against.

² For appeals against decisions, figures reflect the actual appeal decisions made, rather than the fact that appeals against conditions are not treated as having gone against the local planning authority for designation purposes. See the Explanatory notes sheet.

³ The appeal type that has been excluded is: 'Refused permission to vary or remove a condition(s)'. More details are given in the Explanatory notes sheet.

⁴ Ebbsfleet Development Corporation, London Legacy Development Corporation, Hartlepool Development Corporation, Middlesbrough Development Corporation and Old Oak and Park Royal Development Corporation are exempt from designation under 62B (5) of the Town and Country Planning Act 1990. The relevant rows are shaded grey.

⁵ The London Legacy Development Corporation's planning powers ended on 30 November 2024. Decisions on planning applications within its area are now made by the relevant borough: Hackney, Newham, Tower Hamlets or Waltham Forest.

Sources: District matters (PS1/PS2) returns and Planning Inspectorate appeals data

e-mail: planning.statistics@communities.gov.uk

Major decisions overturned at appeal	July to September 2024					October to December 2024					January to March 2025 ^P					24 months to end of March 2025 ^P					appeals relating to planning conditions			
	Total major applications	Major applications not determined ¹	Total major decisions and non-determined cases ²	Total major appeals ³	Major decisions overturned at appeal	Total major applications	Major applications not determined ¹	Total major decisions and non-determined cases ²	Total major appeals ³	Major decisions overturned at appeal	Total major applications	Major applications not determined ¹	Total major decisions and non-determined cases ²	Total major appeals ³	Major decisions overturned at appeal	Total major applications	Major applications not determined ¹	Total major decisions and non-determined cases ²	Total major appeals ³	Major decisions overturned at appeal	Quality of decisions (% overturned at appeal)	Total major decisions and non-determined cases ²	Major decisions overturned at appeal	Quality of decisions (% overturned at appeal)
0	6	0	6	0	0	2	0	2	0	0	2	0	2	0	0	29	0	29	3	3	10.3	29	3	10.3



CORPORATE PERFORMANCE REPORT Q4 2025 – 2026

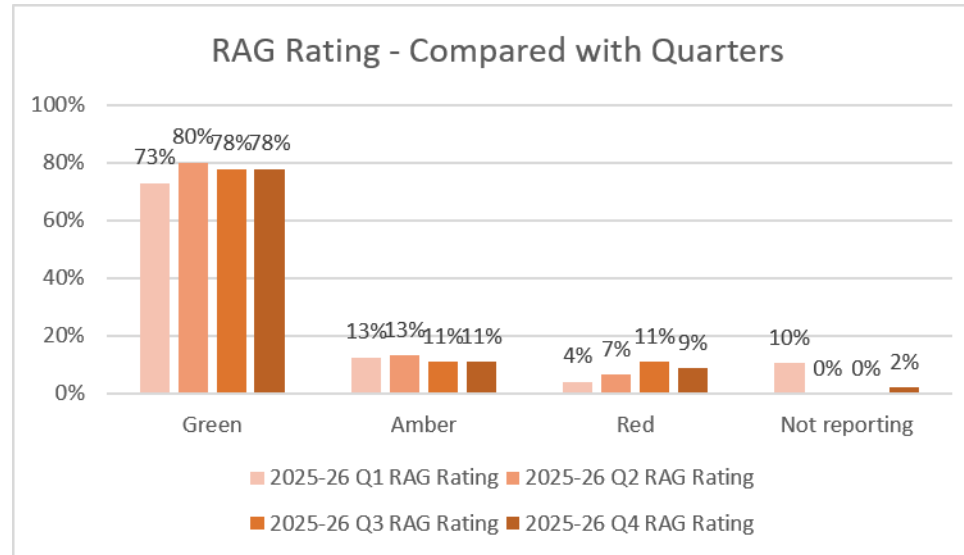


OVERVIEW

- 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 44 KPIs reporting for Q4 2025-26.
 - 1 KPI listed as not reporting (2%)– data wasn't available on request.
- The majority of KPIs are performing to or exceeding target for this quarter. KPIs with a green and amber rag ratings have remained the same. Reds have decreased by 2%

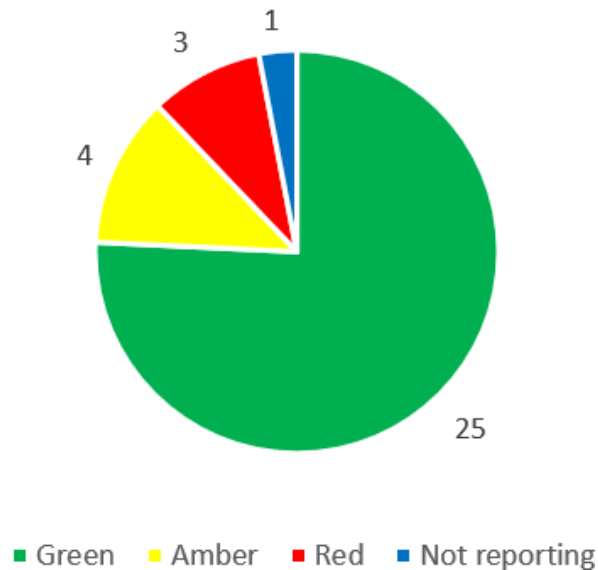


Q4 2025/26
PERFORMANCE BY
CORPORATE FRAMEWORK
OBJECTIVE

RESPONSIVE, RESPONSIBLE, LOCAL LEADERSHIP



- The majority of KPIs (25) are meeting or exceeding target.
- Customer Experience - All KPIs continue retaining their green status (5 of which come under this objective).
- Finance – is 100% green and targets continue to be exceeded.
- Waste and Environment - Collections made on the correct day has continued its positive trend, remaining green.
- Housing and Residential Services – All 3 KPIs exceeded target and are under this objective.
- Regulatory Services – 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 have stayed on track and are performing above target. Percentage of planning application appeals allowed (by PINS) went from red last quarter to green.
- Percentage of major planning application decisions that are overturned at appeal (biannual) - It should be noted that our performance in the previous monitoring period reviewed by MHCLG (April 2023 to March 2025) was 10.3%. This exceeds the Government's 10% target and we have been in correspondence about performance with MHCLG





RESPONSIVE, RESPONSIBLE, LOCAL LEADERSHIP CONT...

- Human Resources - Short term sickness has held green status and lowered from last quarter.
- Revenues and Benefits: Accuracy of work processed and Average time taken to process changes in housing benefit entitlement went from amber to green.
- Strategy and Partnerships: FOIs/EIRs and SARs both stayed green and achieved 100% - keeping within their statutory timeframes.
- Legal, Elections and Democratic Services: Both KPIs fall under this objective and have kept their green status in Q4 and are achieving above target results.
- Amber KPIs (4 in total):
 - Revenues and Benefits: 2 KPIs – Average time taken to process changes in housing benefit entitlement has remained amber in Q4 (continue to closely monitor each new Housing Benefit claim received). Percentage of Council tax due that was collected went from green to amber. This is partly due to a summons run being made in late March which has added costs and there was no opportunity to collect.



RESPONSIVE, RESPONSIBLE, LOCAL LEADERSHIP CONT...

- Regulatory Services: 1 KPI – food hygiene remains amber but is continuing to improve and will continue to be monitored through 1-1s with officers.
- Leisure and Natural Infrastructure: Tree Preservation Order Applications processed within 8 weeks have improved from red to amber in Q4 (4 out of 42 applications taking over 8 weeks to determine).
- Red KPIs (3 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 90.31%, compared to 88.58% for the same period last year. The main reason given for not carrying out the return-to-work interviews within the target was 'Employee on Annual Leave (32.5%)' followed by 'Manager on Annual Leave' (22.5%).
 - Waste and Environment: Number of fly tips collected per quarter remains red but result has decreased from 143 in Q3 to 137 in Q4 – A possible notable point to consider is that economic factors such as increases in fuel prices could be related to fly tipping numbers.
 - Leisure and Natural Infrastructure: Conservation Area Notice Tree Works Applications processed within 6 weeks - Achieved 85% against a target of 100% (4 out of 27 Conservation Area Notifications taking over 6 weeks to determine) this result is an improvement on Q3 but lower than Qs 1 and 2 .

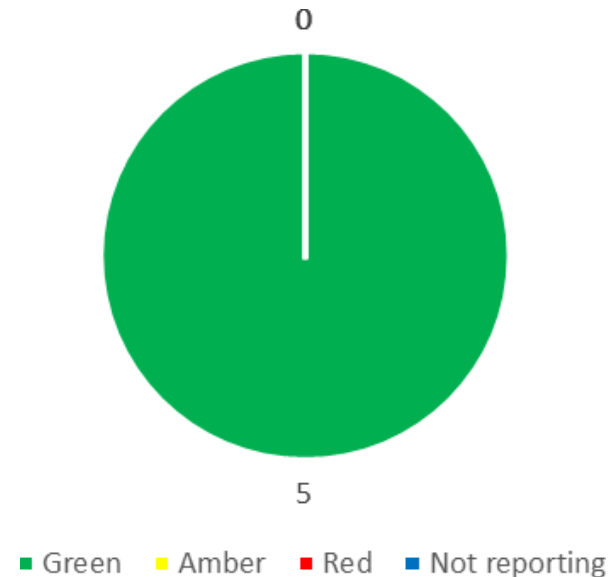
RESPONSIVE, RESPONSIBLE, LOCAL LEADERSHIP CONT...



- One result not reported this quarter:
- Revenues and Benefits - Housing Benefit Overpayment Collection Rate in current year – data not available when requested for.



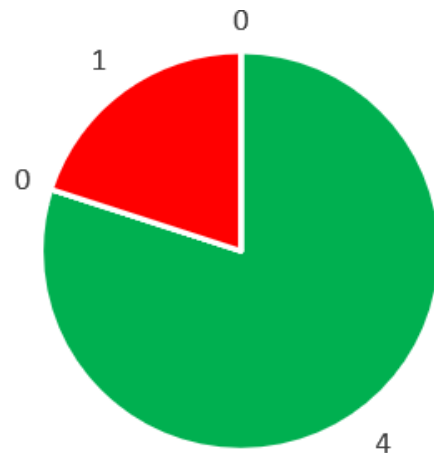
SUSTAINABLE COMMUNITIES



- All KPIs continue to be on or above target.
- Strategy and Partnerships have 3 green KPIs under this objective - all surpassed target – maintaining a green status from the previous quarter.
- The number of customers supported by the Healthy Hub (153 incidents of support were provided over the quarter, some clients were repeat customers, which was up on Q3 but down on Qs 1 and 2)
- Enforcement actions (has stayed 0 from the previous quarter)
- Partnership initiatives (went from 15 last quarter to 24)
- 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. Has continued to meet 100% target throughout the year.
- Leisure & Natural Infrastructure: Percentage of vulnerable participants who take part in leisure activities achieved a result of 56% versus a target of 5%.



A GREAT PLACE TO DO BUSINESS



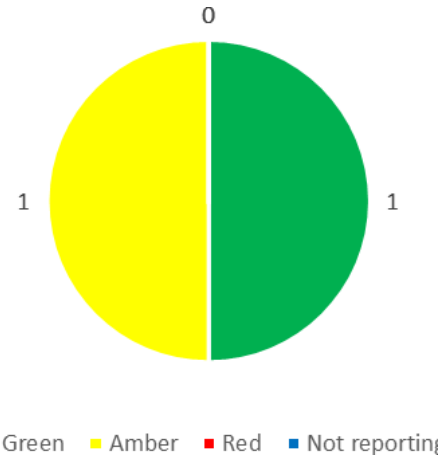
■ Green ■ Amber ■ Red ■ Not reporting

- This objective achieved 4 green and 1 red KPIs.
- Finance: Achieved 98.96% - above the 98.5% target for accounts paid.
- Property Services & Major Projects: Occupancy rates for both commercial and garage estates are above target. The increase in occupancy is attributable to Harrow Health who moved into the ground floor of Three Rivers House during Q4.
- Regulatory (Land & Property) All land charges searches issued within the 10-day target – continues with 100% and has been consistent since Q2 2023/24.
- Red KPI:
- Revenues & Benefits: Business Rates collection went from green to red this quarter - Below target due to a non-payment. The % would have increased by 3.01% to 97.04% if this had been received and met the target.



NET CARBON ZERO AND CLIMATE RESILIENT

- 1 green KPI, 1 amber reported.



- Both KPIs fall under Waste & Environment: Target continue to be achieved for recycling over successive quarters. Forecast for this quarter is 32.06%. Q3 has been finalised at 30.29%
- Percentage of household waste diverted from landfill remained amber, Q4 is estimated at 57.71% an improvement on Q4 last year. Garden waste tonnages were lower in Quarter 4. Q3 has been finalised at 59.3%.



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 and are showing improvement.
- **Human Resources:** To monitor completion of RTW interviews, all senior management/Heads of Service have been set up to be included in the email chain for notifications and reminders so they receive all the email notifications and can monitor managers as necessary. In addition, to help monitor compliance, all CMT members receive a weekly confirmation of RTW interviews that are due, have been completed within the target or overdue..
- **Waste and Environment:** Household waste diverted from landfill -The garden waste element fluctuates due to the season variances there was less garden waste in Q4.
- **Number of fly tips collected per quarter –** The Department will continue to prosecute fly tippers and provide communications to help reduce fly tipping.



NEXT STEPS

- Leisure and Natural Infrastructure: Conservation Tree Works Applications and Tree Preservation Order Applications – unscheduled compassionate leave within the team, and complex applications taking additional time to determine were unfortunately beyond the Departments control this quarter.
- Revenues and Benefits: Average time taken to process new housing benefit claims - continue to closely monitor each new Housing Benefit claim received and actively chase customers several times a week to encourage them to supply the documentation required to process their claim.
- Percentage of Council tax due that was collected and percentage of business rates due that was collected – the relevant recovery processes continue to be followed and regarding the non-payment, the Director of Finance was also notified.



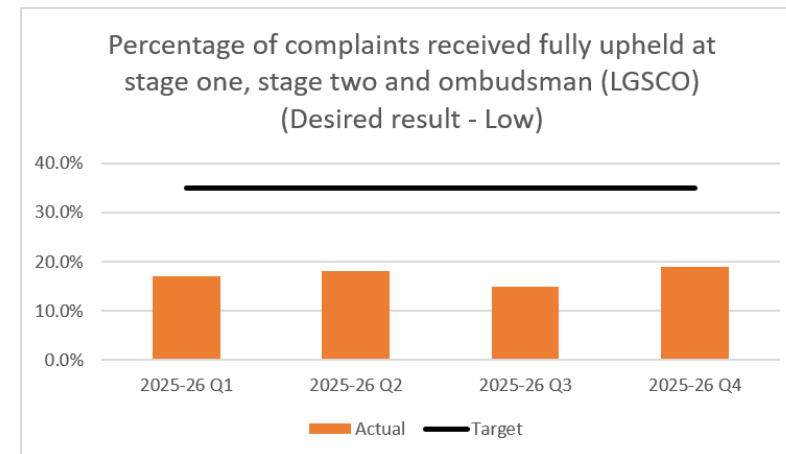
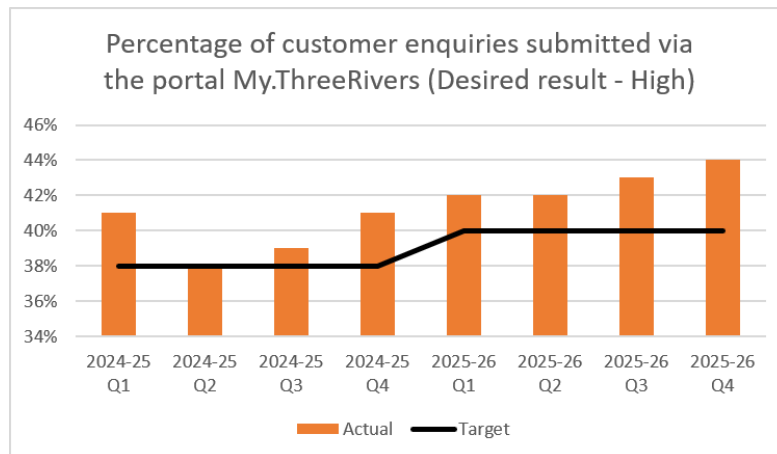
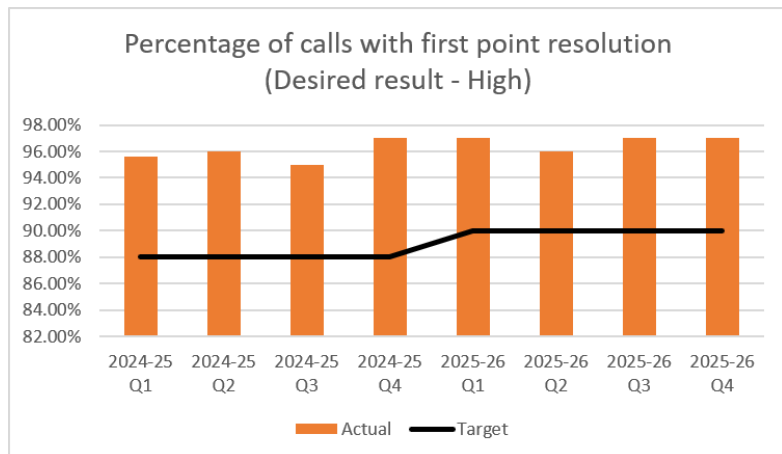
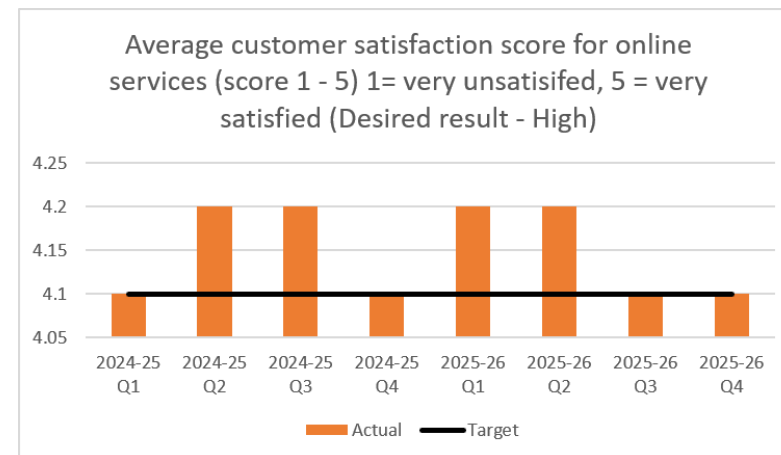
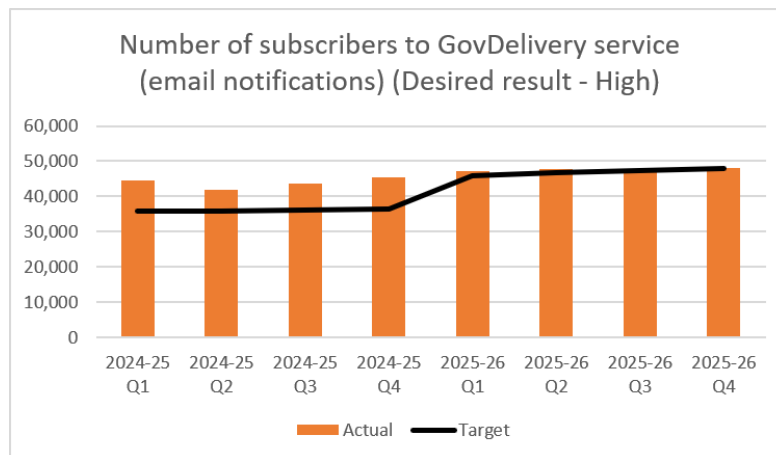
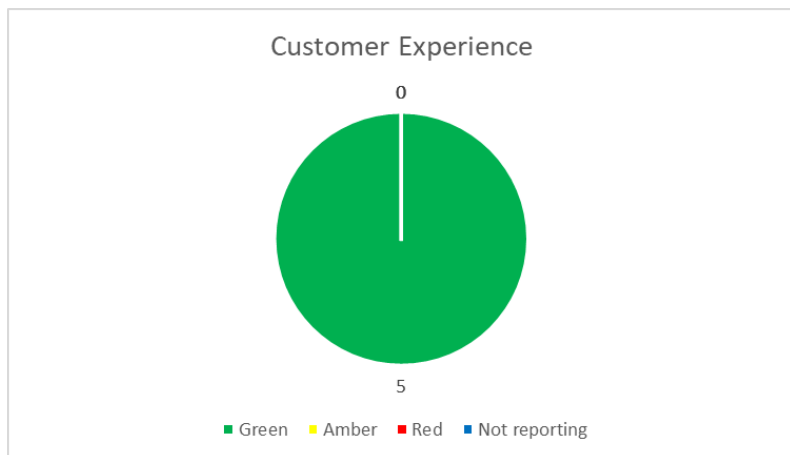
APPENDIX



QUARTER FOUR 2025/26 PERFORMANCE BY SERVICE AREA



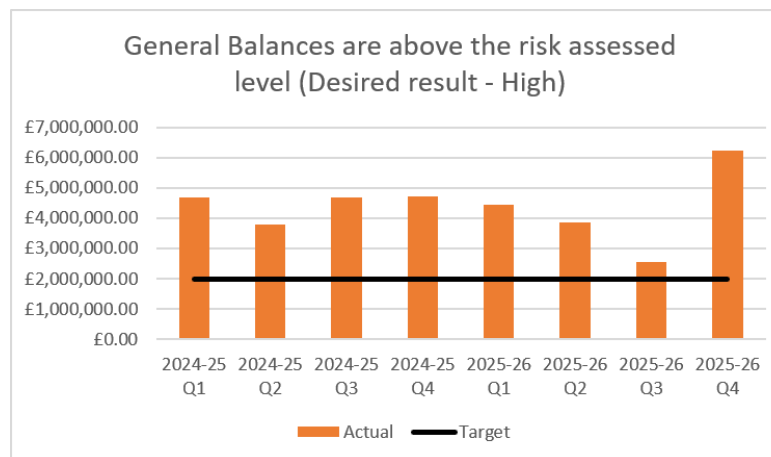
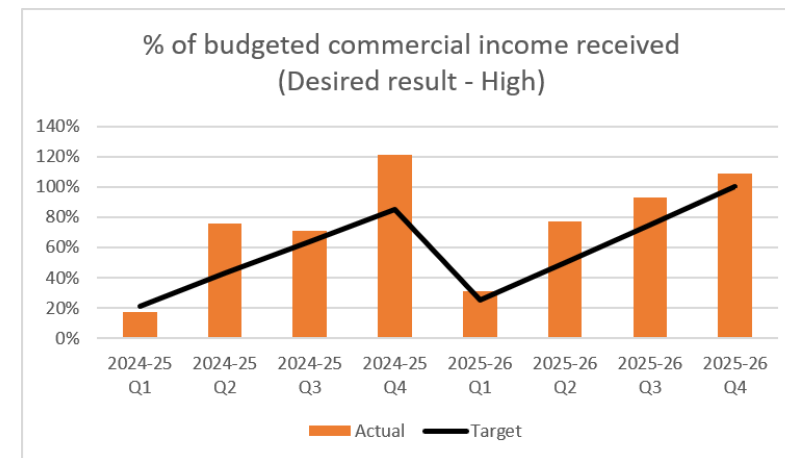
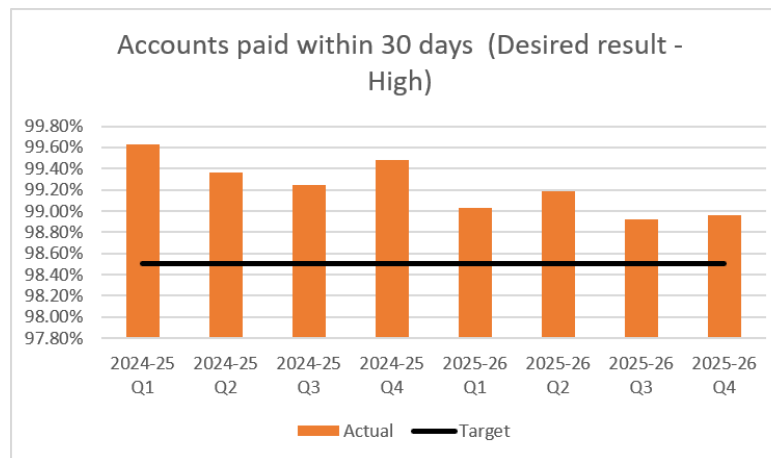
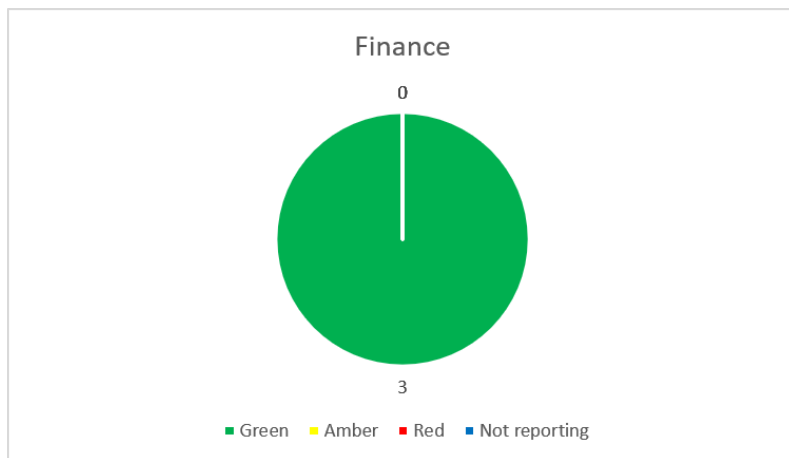
CUSTOMER EXPERIENCE



* 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.



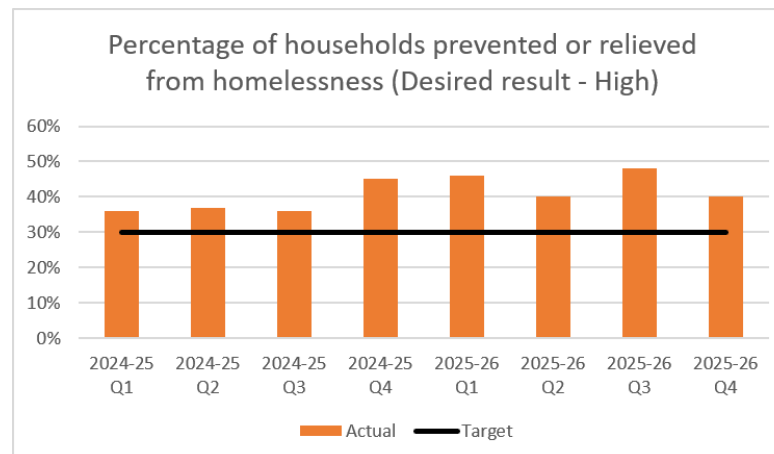
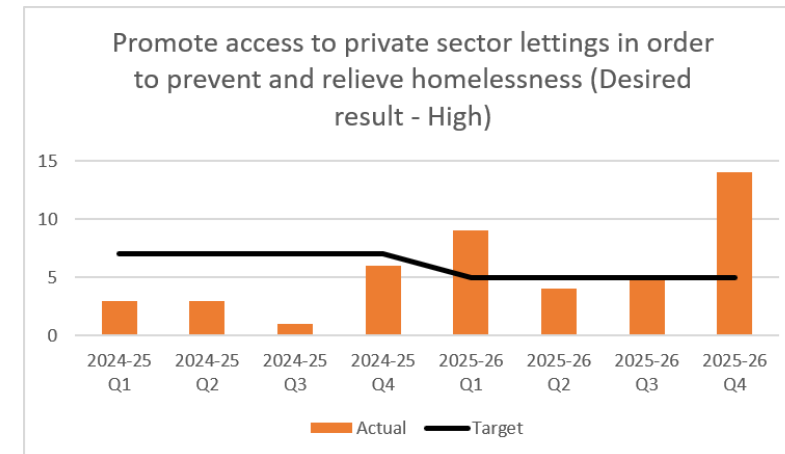
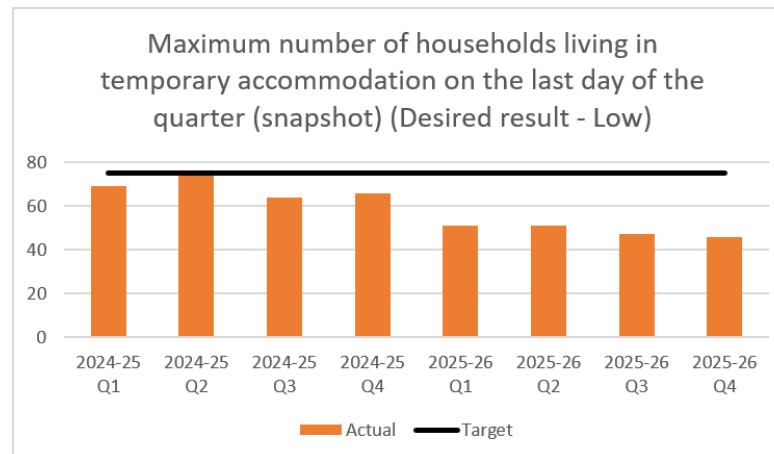
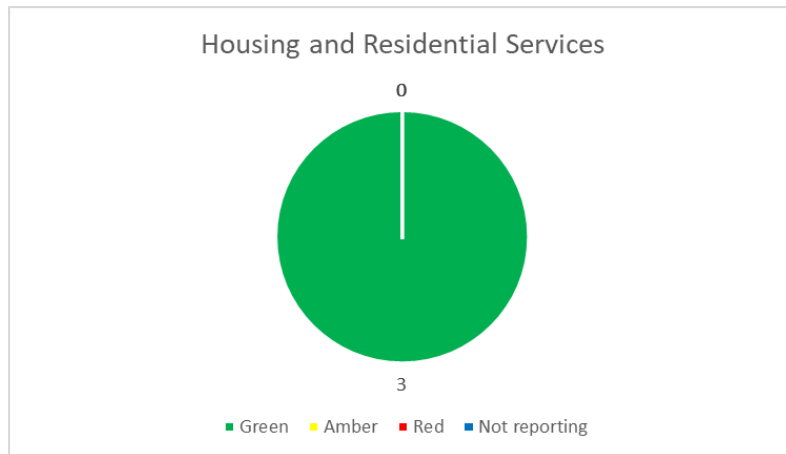
FINANCE



* General Balances are above the risk assessed level – result not finalised until end of June

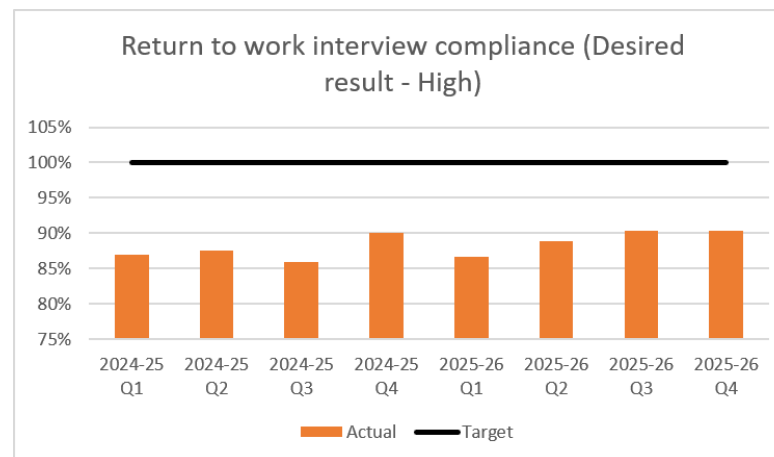
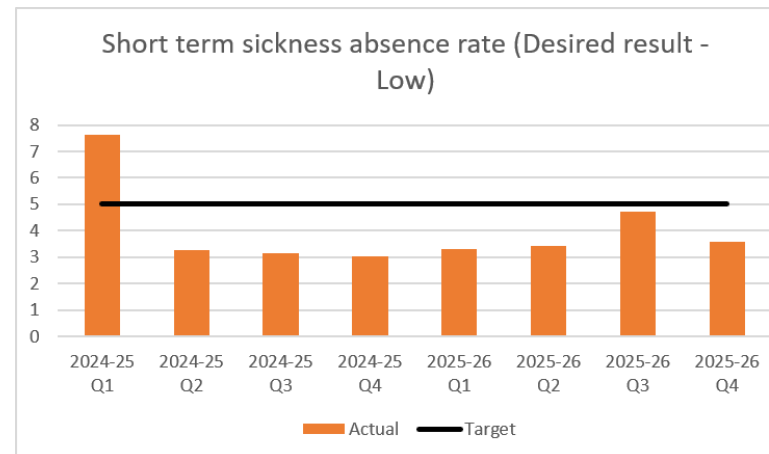
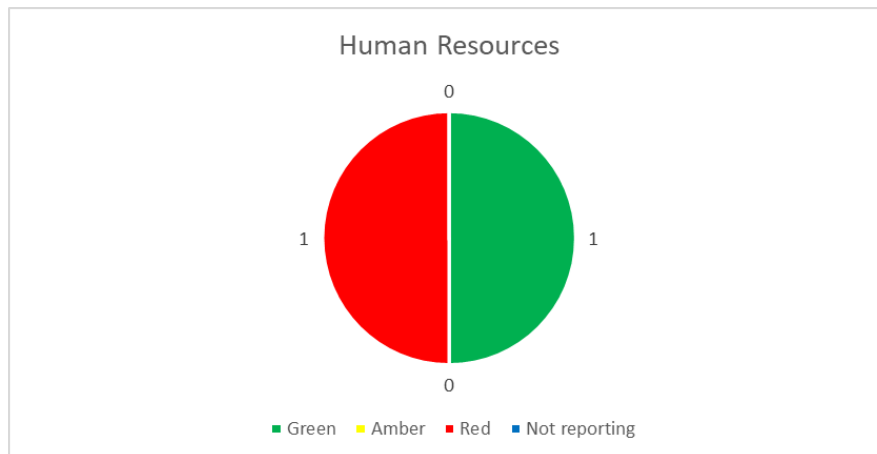


HOUSING AND RESIDENTIAL SERVICES





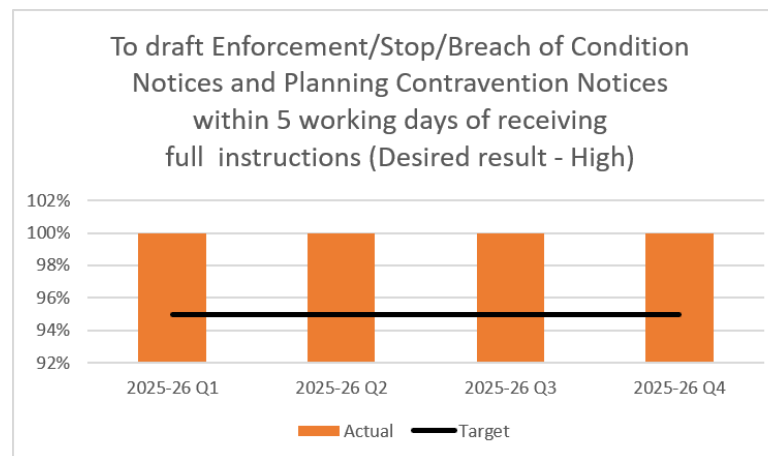
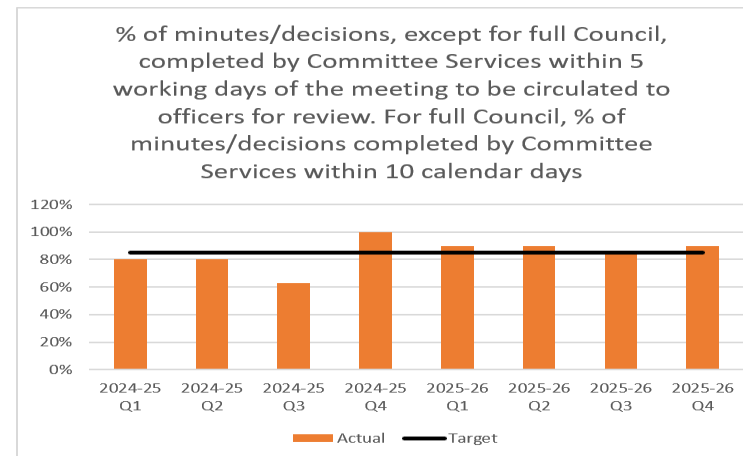
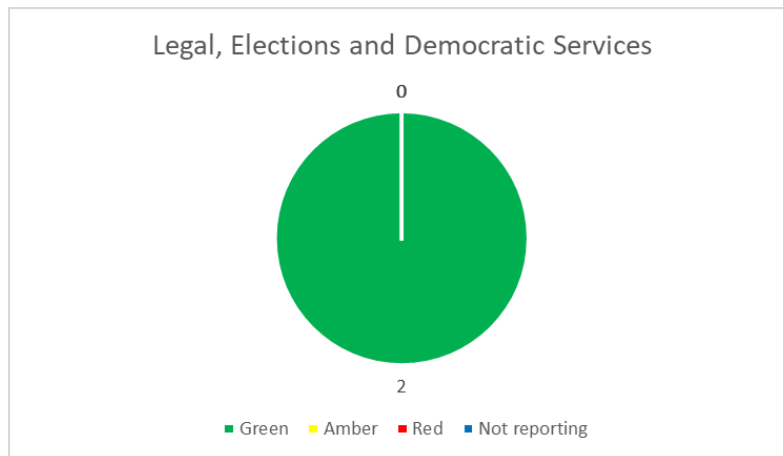
HUMAN RESOURCES



* 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



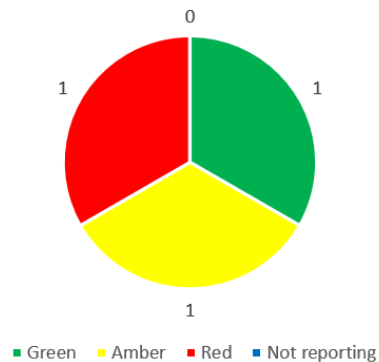
LEGAL, ELECTIONS AND DEMOCRATIC SERVICES



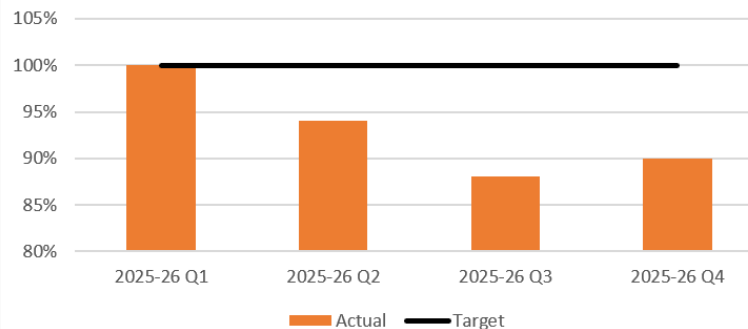


LEISURE AND NATURAL INFRASTRUCTURE

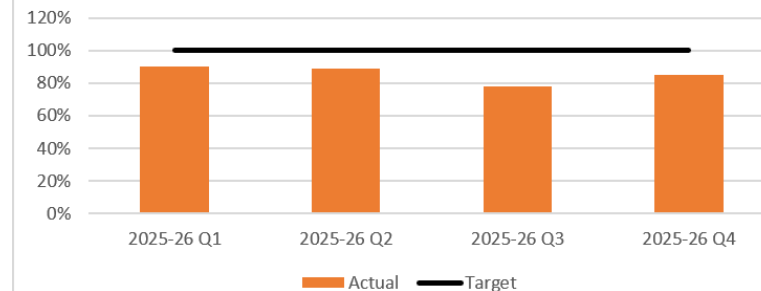
Leisure and Natural Infrastructure



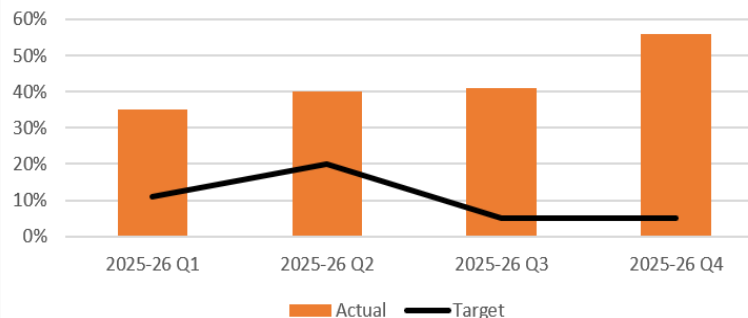
Tree Preservation Order Applications processed within 8 weeks (Desired result - High)



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

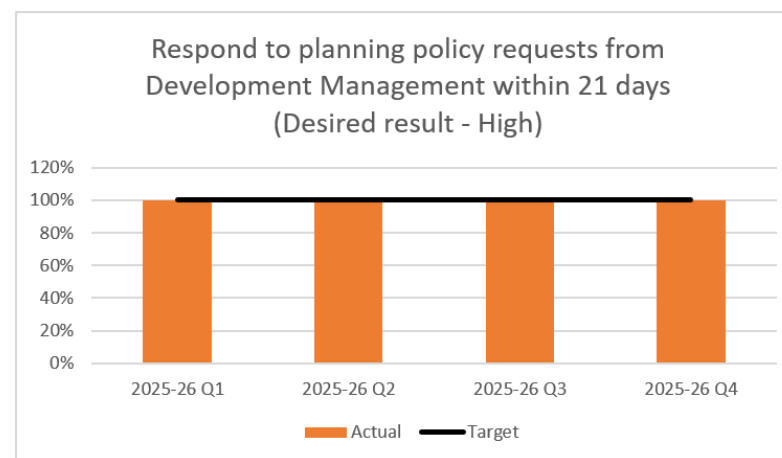
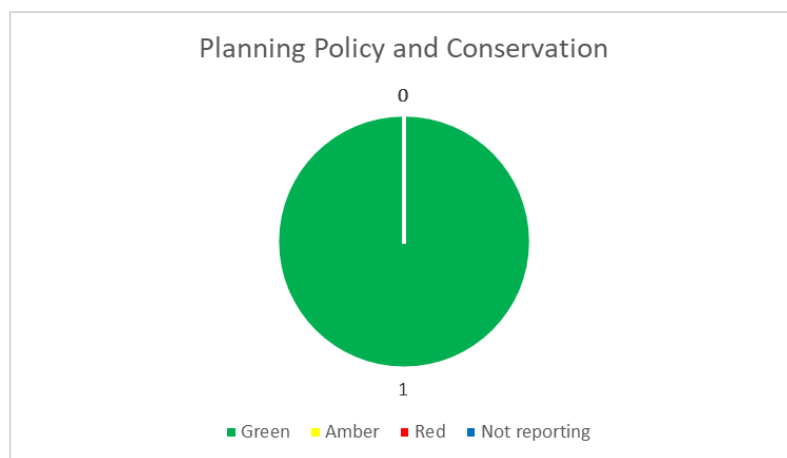


Percentage of vulnerable participants who take part in leisure activities (Desired result - High)



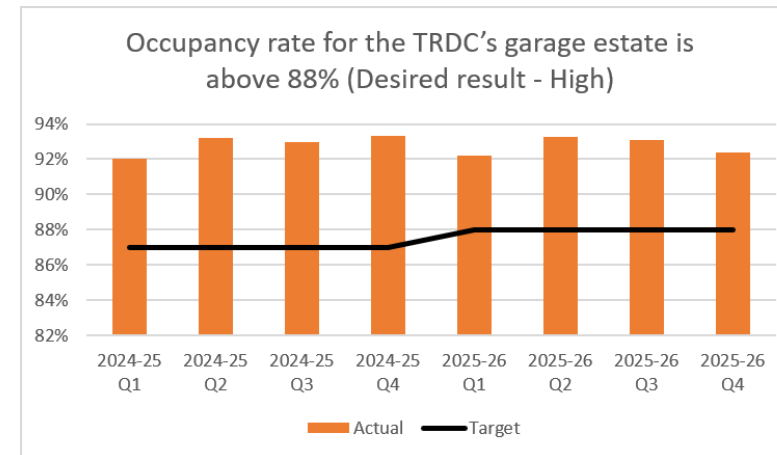
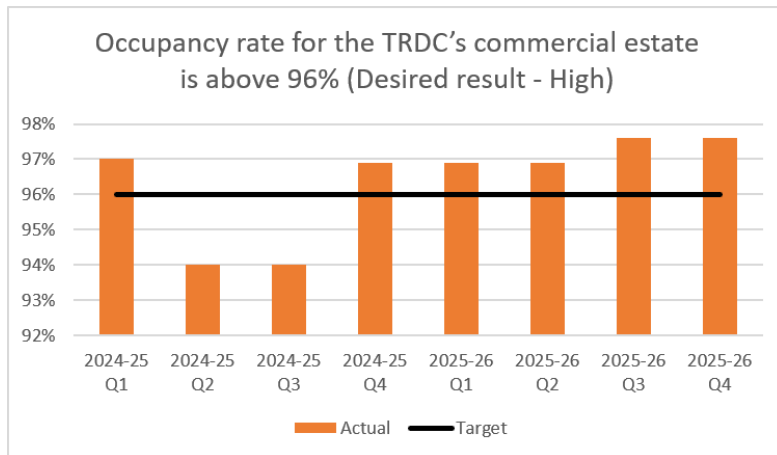
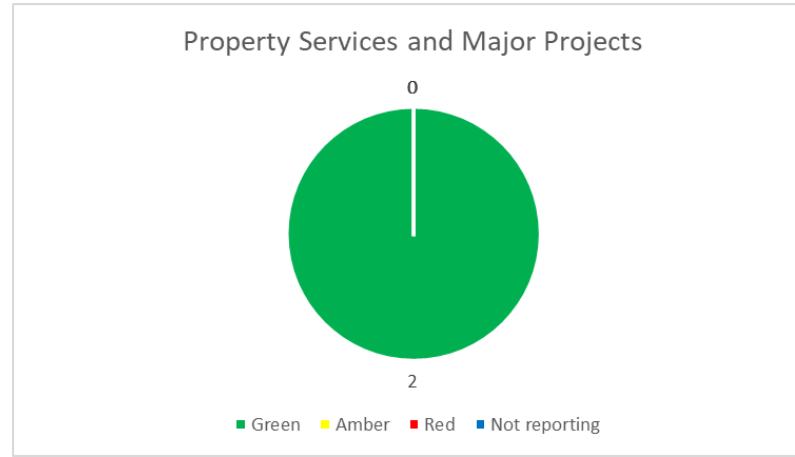


PLANNING POLICY AND CONSERVATION





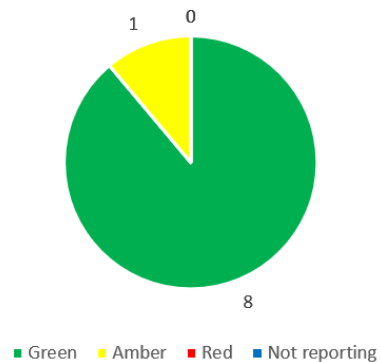
PROPERTY SERVICES AND MAJOR PROJECTS



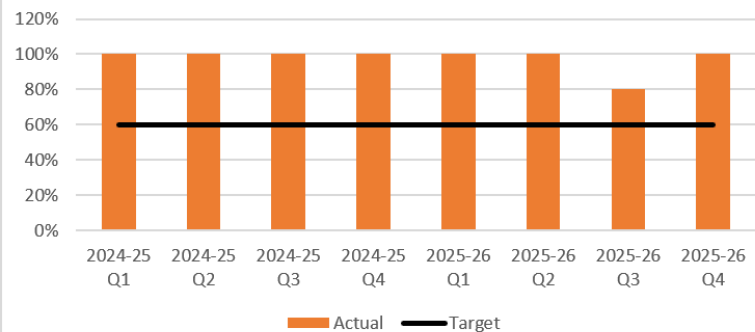


REGULATORY SERVICES

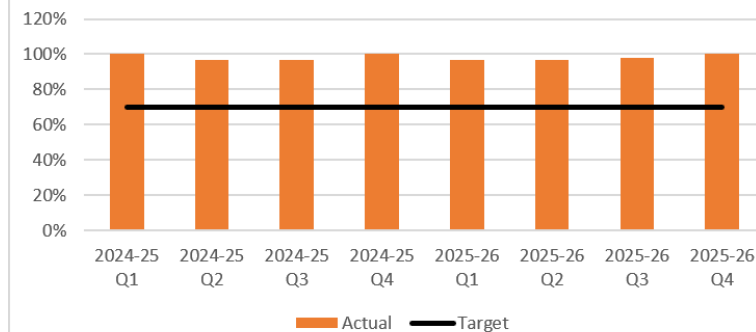
Regulatory Services



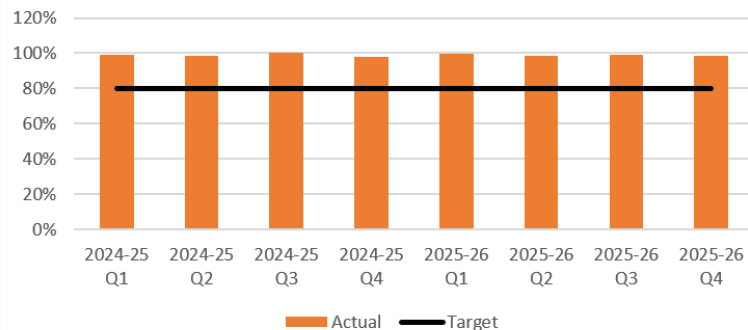
Issue decisions for major applications within 13 week period (Desired result - High)



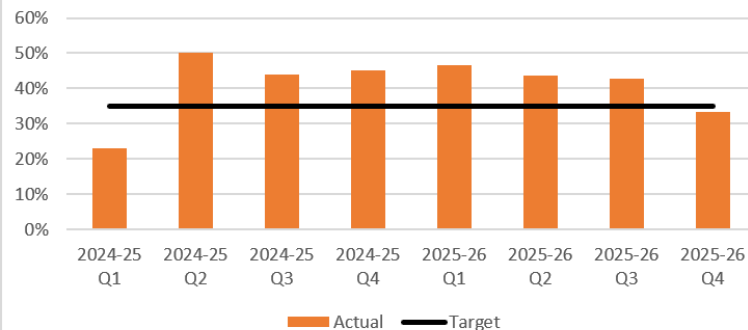
Issue decisions for minor planning applications within 8 week issue period (Desired result - High)



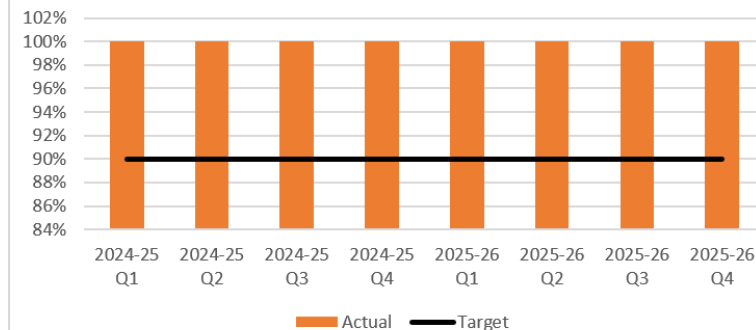
Issue decisions for other planning applications within 8 week period (Desired result - High)



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

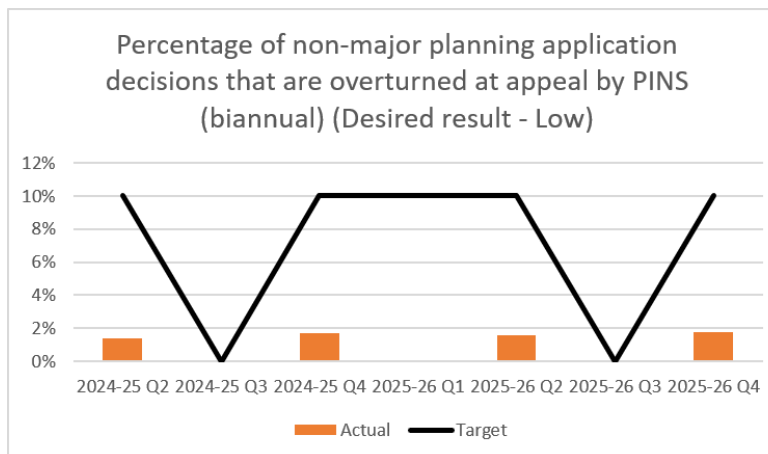
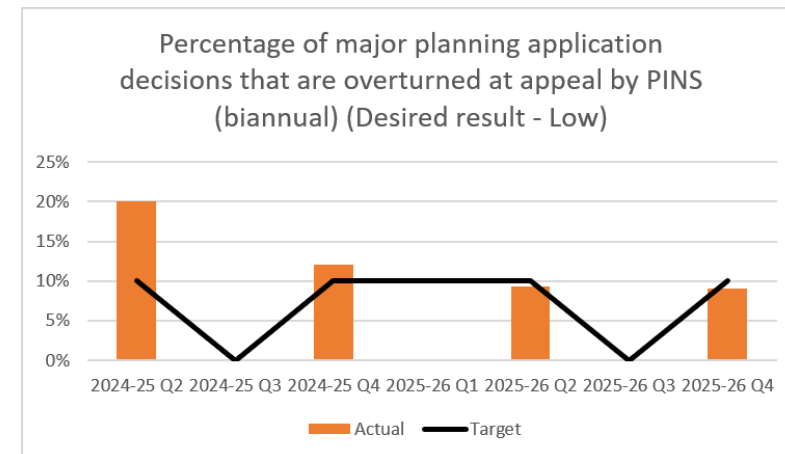
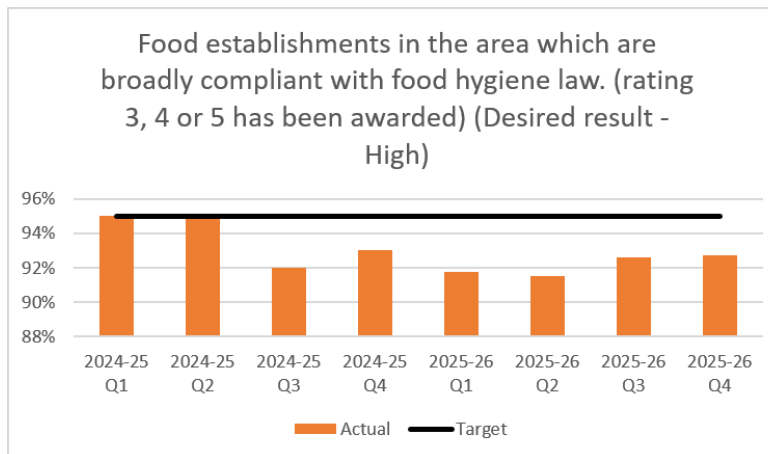
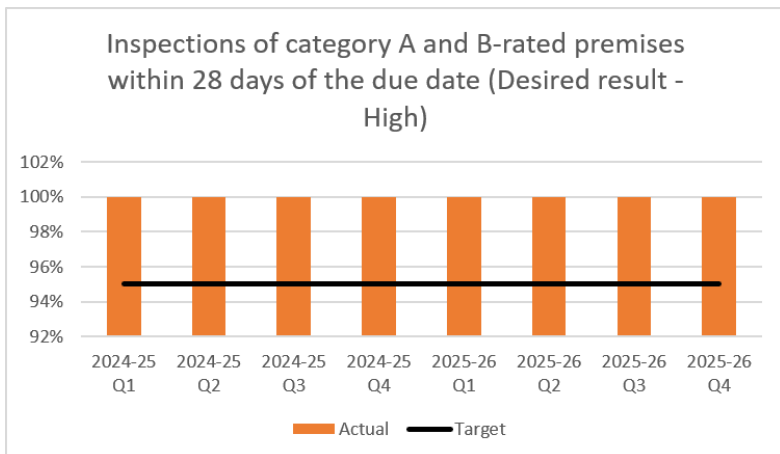


Complete all Local Land Charges Searches within 10 days (Desired result - High)





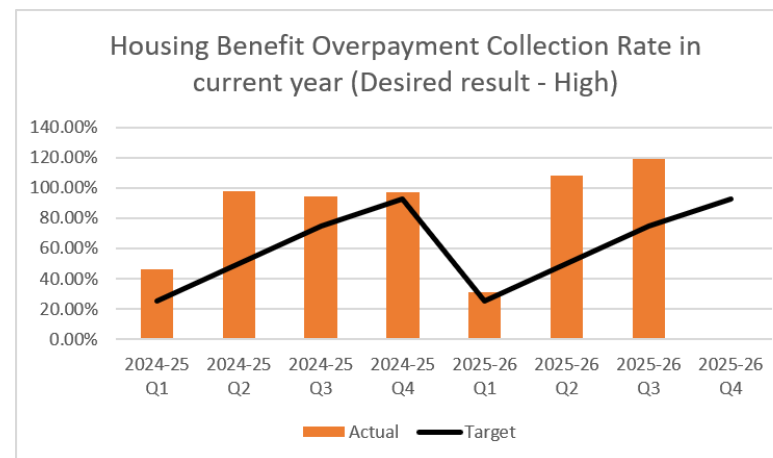
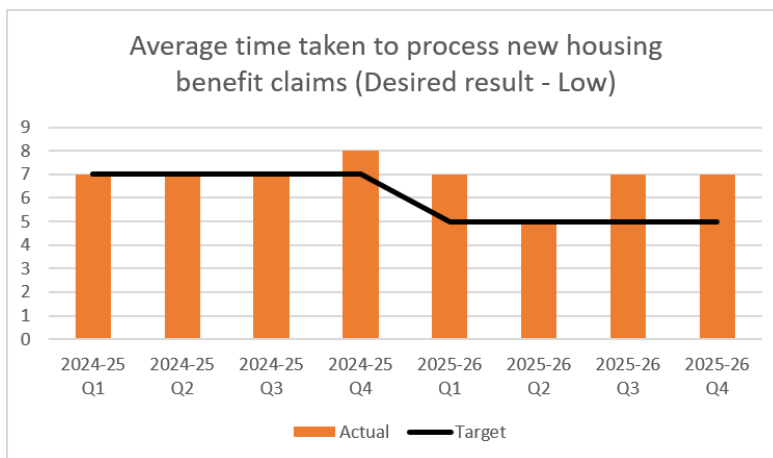
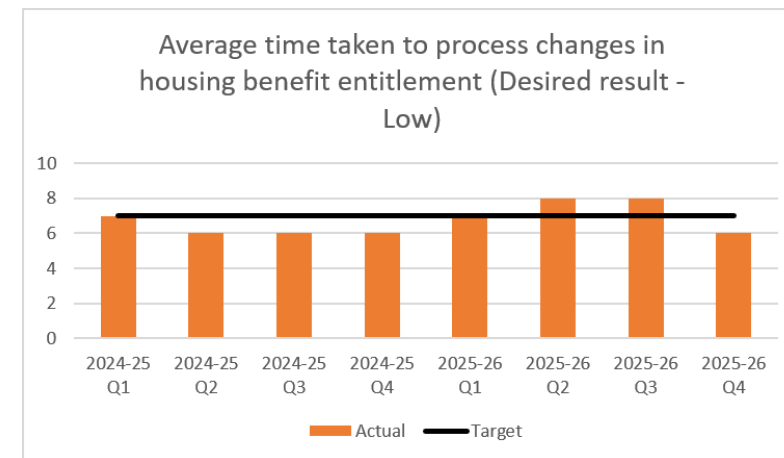
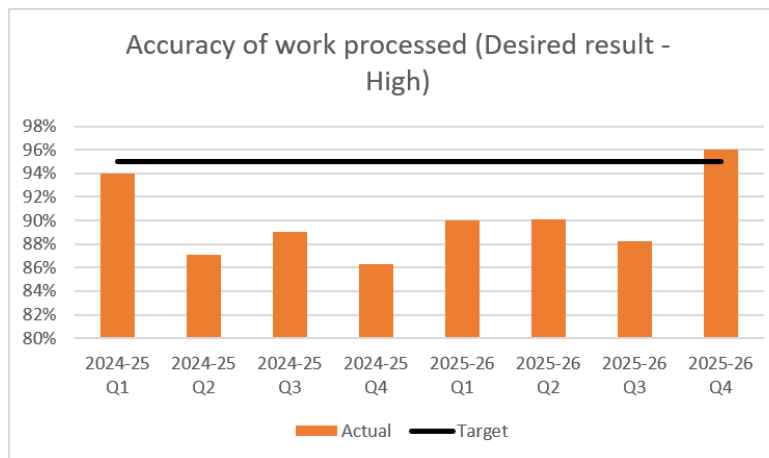
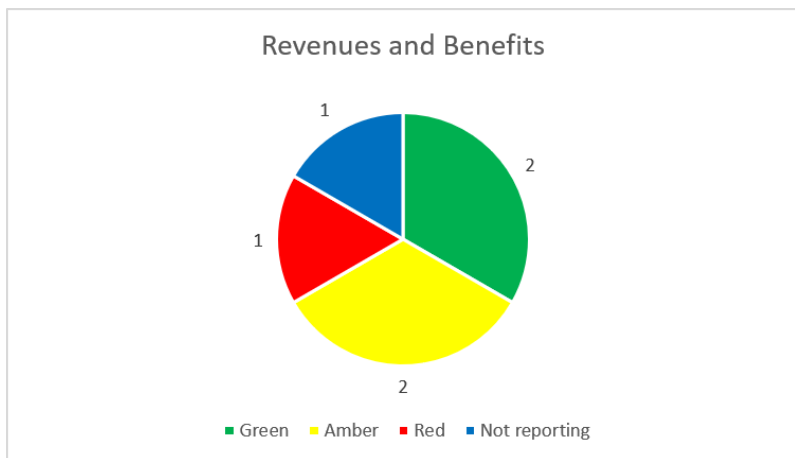
REGULATORY SERVICES



* Major and non-major appeal decisions overturned (biannually) – Q2 2025 (July to September 2025): Reporting would be for the period January 23-December 24. Q4 2025 (January to March 2026): Reporting would be for the period July 23-June 25



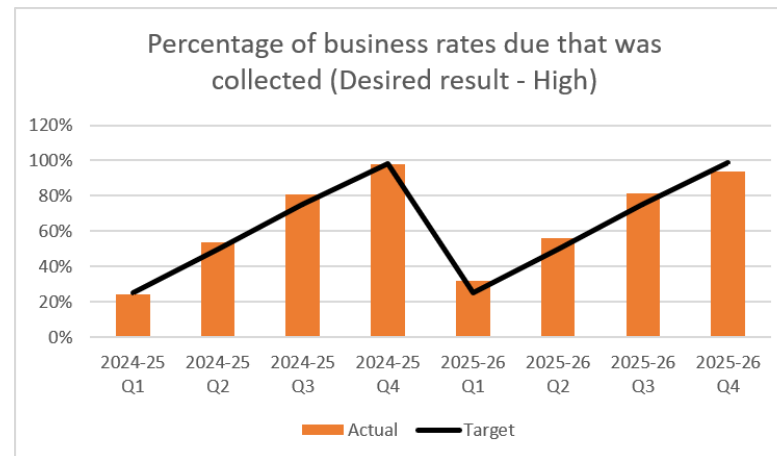
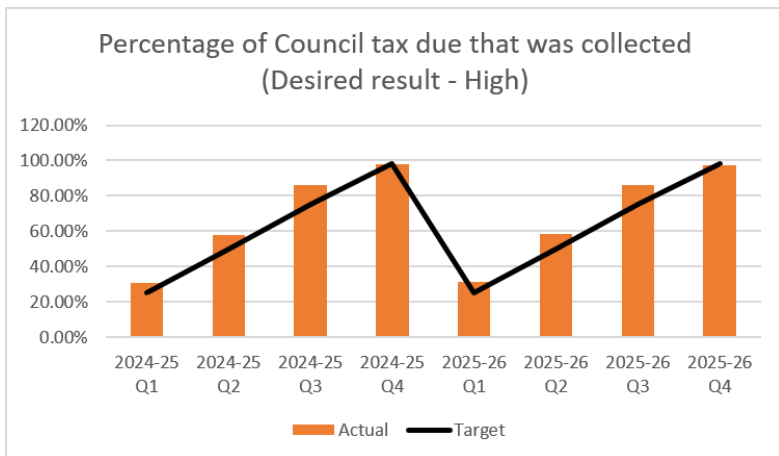
REVENUES AND BENEFITS



*Housing Benefit Overpayment Collection Rate in current year – data wasn't available on request.

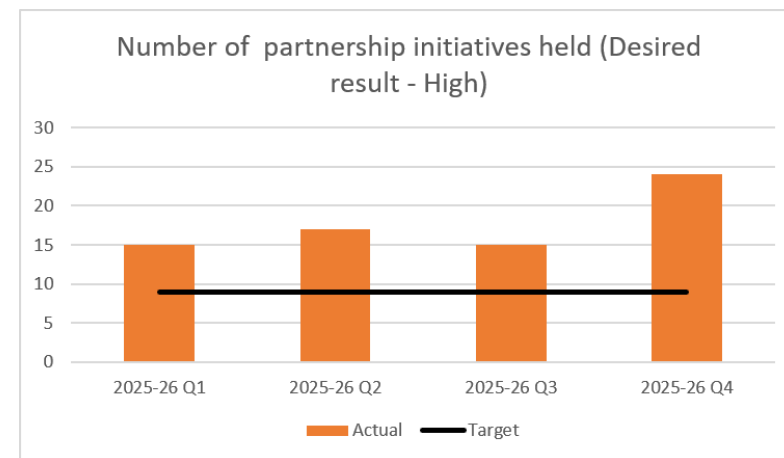
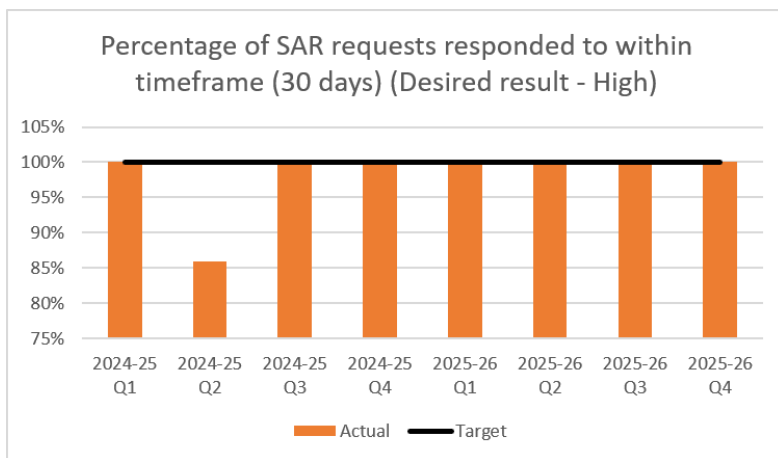
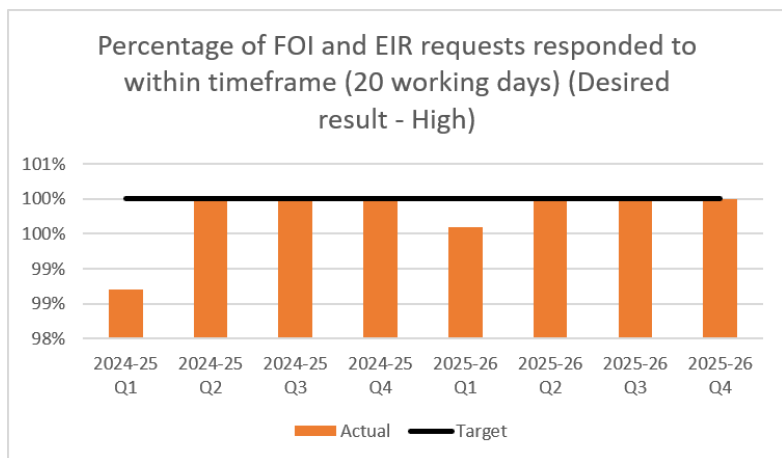
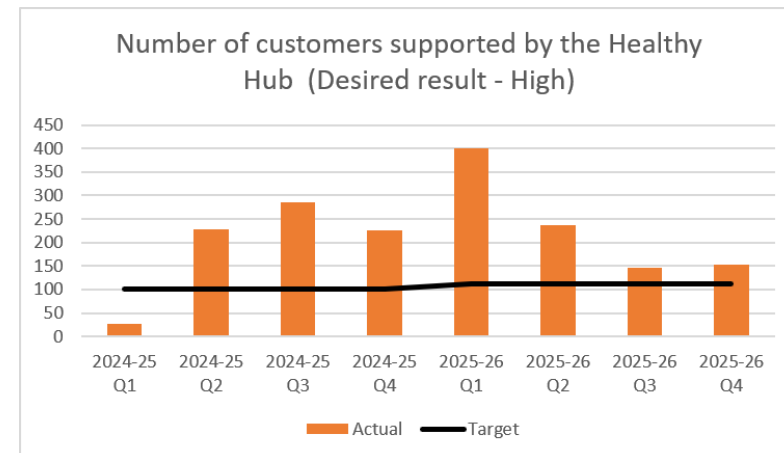
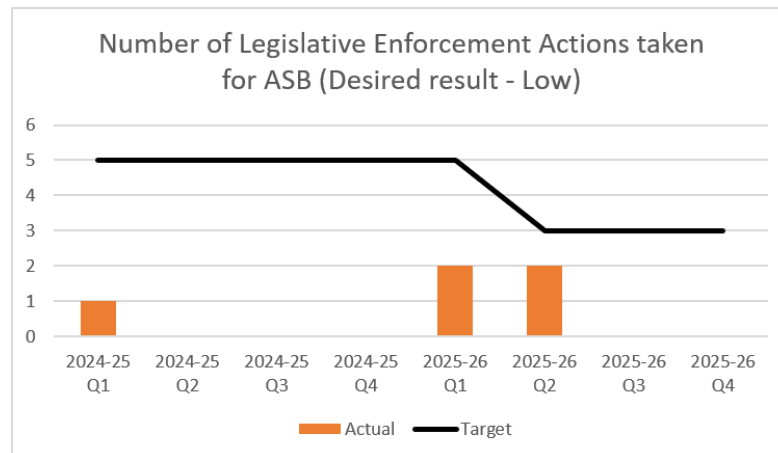


REVENUES AND BENEFITS



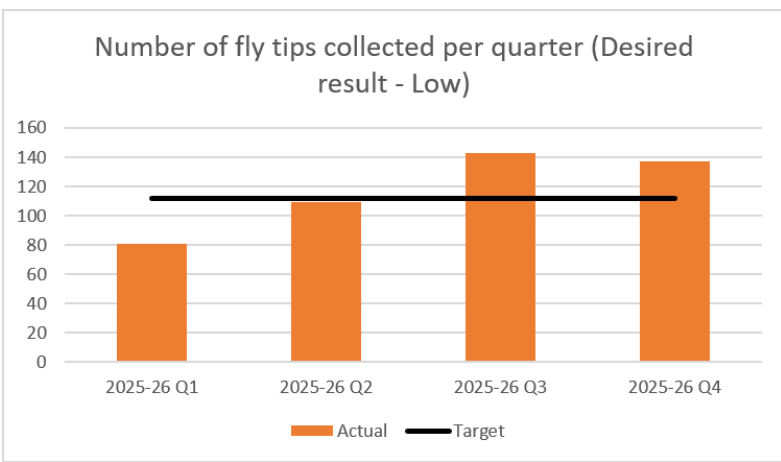
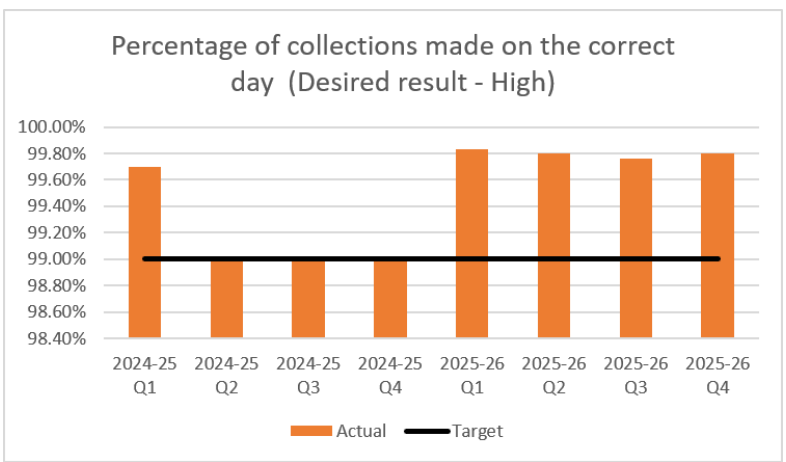
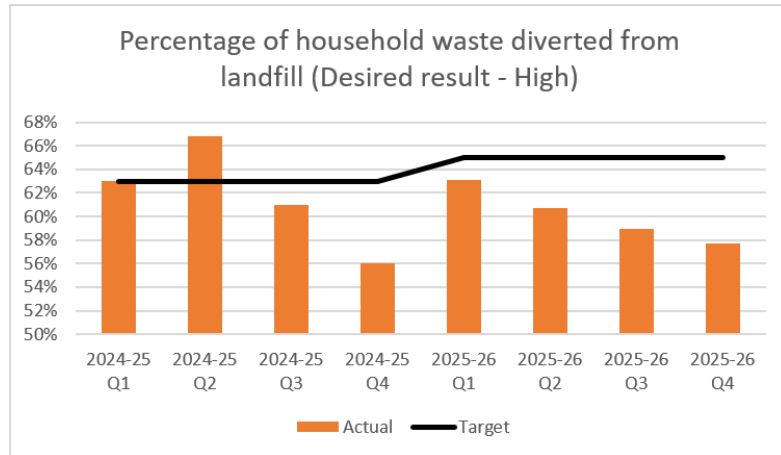
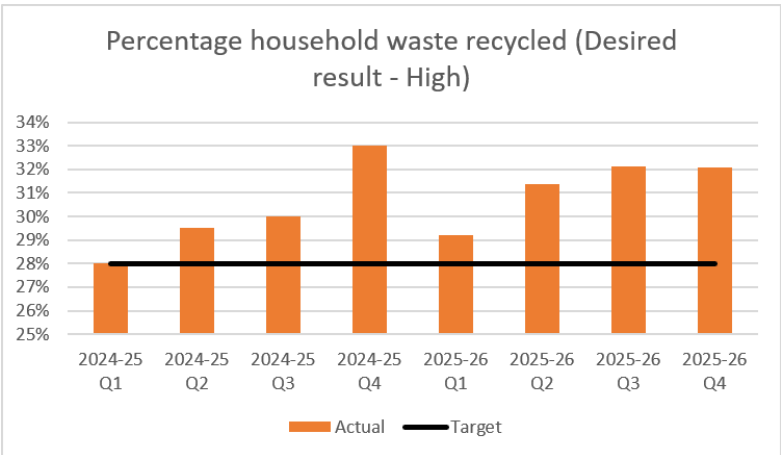
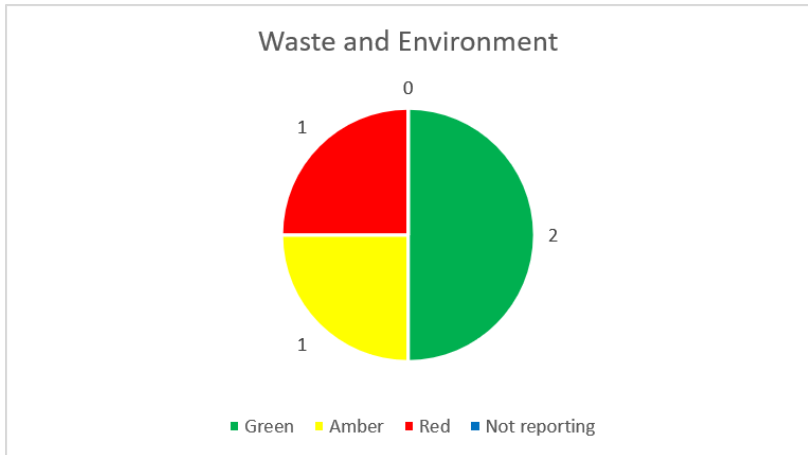


STRATEGY AND PARTNERSHIPS





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.

Three Rivers District Council **Latest News and Blogs:**



Please find below the council's latest news and blog piece from the past month:

<https://www.threerivers.gov.uk/news/the-court-tree-illegal-works>

<https://www.threerivers.gov.uk/news/play-ranger-holiday-sessions-return-summer-2026>

<https://www.threerivers.gov.uk/news/environmental-champions-award-2026>

<https://www.threerivers.gov.uk/news/national-walking-month-2026>

<https://www.threerivers.gov.uk/news/council-acts-asbestos-near-woodland-walk>

<https://www.threerivers.gov.uk/news/pickleball-courts-open>

<https://www.threerivers.gov.uk/news/small-hmos-article-4-direction>

<https://www.threerivers.gov.uk/news/get-active-throughout-three-rivers-summer>

<https://www.threerivers.gov.uk/news/chair-blog-sepsis-prevention-treatment>

<https://www.threerivers.gov.uk/news/playscheme-summer-26>

<https://www.threerivers.gov.uk/news/no-swim-aquadrome>

**Three Rivers District Council
Fundraising Quiz Night:**



WATFORD & THREE RIVERS TRUST PRESENTS

QUIZ NIGHT!


★ ★ ★ ★ ★



✦ FUNDRAISING FOR THE CONNECTING THREE RIVERS FUND ✦

<p>DATE & TIME</p> <p>Thursday 23 July 2026 6:00pm – 10:00pm</p>	<p>VENUE</p> <p>Sarratt Village Hall The Green, Rickmansworth WD3 6AS</p>	<p>INCLUDED</p> <p>One course meal Licensed bar available</p>
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🎁 Great raffle prizes | 🏆 Prizes for the winners too!

£25 PER PERSON OR £175 TABLE OF 8

 **SCAN TO BOOK**
or search Eventbrite for
Quiz Night – Connecting Three Rivers Fund

Three Rivers District Council

Starters and Leavers - May



Starters	
Employee Name	Job Title
Comie Campbell	Interim Head of Finance
Berry Wylde	Crematorium Gardener
Clare Gold	Customer Service Centre Representative
Alex Slack	Watersmeet Building & Technical Manager
Zubair Khan	Senior Systems Support Officer
Grace White	Planning Validation Officer

Leavers	
Employee Name	Job Title
Michelle Howell	Interim Head of Finance
Alison Crowley	Bereavement Officer
Terry Horstead-Neal	HGV Driver
Richard Malin	HGV Driver
Craig Thorpe	Head of Waste and Environment
Mark Turner	Refuse Loader
Ian Bratt	Parking and Transport Officer
Claire Westwood	Planning Team Leader



CSC Call Stats - May 2026

Phone Call Statistics – May 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
5,024	0min 14secs	1min 22secs	10mins 28secs	62.46%	82.47%	93.67%	99.93% (4 people waited over 10 mins)	100.00%	100.00%



Calendar of Meetings

July 2026

Croxley Green Local Area Forum (Harvey Road Primary School, Harvey Road, Rickmansworth, WD3 3BN)	Thursday	02
Three Rivers Environmental Network (The Education Centre, Batchworth Lock Canal Centre, 99 Church Street, Rickmansworth, WD3 1JJ)	Tuesday	07
Seniors Forum (2.30pm at Rickmansworth School, Croxley Green, WD3 3AQ)	Wednesday	08
Full Council	Tuesday	14
Planning Committee	Thursday	16

This information is correct as of 10am Thursday 18 June 2026. 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 – June 2026

CHAIR / VICE-CHAIR OF THE COUNCIL'S CIVIC ENGAGEMENTS FOR JUNE 2026	
Pride Flag Raising	Tuesday, 2 June
Pride event	Tuesday, 16 June
Watford North District Scouts AGM	Wednesday, 17 June
High Sheriff's Garden Party	Friday, 19 June
Revels on the Green	Saturday, 20 June
Hertfordshire Scouts AGM	Monday, 22 June
Thrive 2Gether Youth Club	Tuesday, 30 June