

PLANNING PROOF OF EVIDENCE

Site: Land to the North of
Little Green Lane
Croxley Green

For: Three Rivers District Council

Appeal Ref: 6004972

Date: July 2026

Prepared by:

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Qualifications And Experience

My name is Elizabeth Fitzgerald. I have a degree and diploma in town planning and over 23 years' experience as a practising planner. I have been a Member of the Royal Town Planning Institute (MRTPI) since 2005.

Most of my work has been in the public sector, with 13 years working for a variety of Local Authorities across England, including Chorley Borough Council, Richmondshire District Council, Stevenage Borough Council and Huntingdonshire District Council, including my last job as a Development Manager, responsible for the Development Management and Enforcement function at Harlow District Council. I moved into the private sector to work as a planning consultant in 2015. I was previously employed by the planning consultancy Vincent and Gorbing, before moving to Barker Parry in 2017.

Involvement With the Project

I was instructed in May 2026 to assist with the planning evidence in respect of this Application on behalf of Three Rivers District Council (TRDC).

I was not involved in the consideration of the proposal at application stage. However, I have reviewed the application history and process, along with the Committee's recommendations and ultimate decision by Members. I confirm that the opinions expressed in my evidence are my true and professional opinions.

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1.0 **Scope of Evidence**

1.1 My evidence for this Inquiry draws upon the relevant appeal materials, in particular, comprising the planning application, the Committee Report, the Decision Notice, the Appellant's Statement of Case and the TRDC Statement of Case.

1.2 In relation to the limited outstanding matters, my evidence will consider the position against relevant TRDC Development Plan policies and supplementary planning documents, the NPPF, PPG and other guidance to which I will refer in relation to material considerations that apply.

1.3 I confirm that I have read the Committee Report and have listened to the Committee meeting. I have visited the site, am familiar with the area and the Local Plan policies.

1.4 The Local Planning Authority considered the Application having regard to the Development Plan, as required by Section 38(6) of the Planning and Compulsory Purchase Act 2004. In doing so the Planning Committee resolved to refuse the submission on the basis of the following matters (in summary):

- Development in the Green Belt
- Impact on Ancient Woodland
- Lack of an appropriate legal agreement.

1.5 Since the determination of the application the Local Planning Authority have continued to review their case and have formally withdrawn Reasons for Refusal 1 and 2.

1.6 As set out in paragraphs 4.6 – 4.8 of the Statement of Common Ground (**CD 8.1**) the substantive issues raised in Reasons for Refusal 1 and 2 are no longer in issue.

1.7 It is therefore the Authority's position that planning permission should be granted subject to the completion of a satisfactory s106 Obligation¹ as required by Reason for Refusal 3 which states:

"In the absence of a signed agreement or undertaking under the provisions of S106 of the Town and Country Planning Act 1990 the development fails to secure necessary infrastructure obligations towards: Primary Education; Secondary Education; Special Educational Needs and Disabilities (SEND); Children's Home; Waste Transfer Station; Highways; Medical Centre; Mental Health Care; Community Healthcare; step free access at Croxley Green Station; Affordable Housing; Biodiversity Net Gain; Sports Provision; Country Park and Woodland Management and associated monitoring fees. The application therefore fails to provide obligations necessary to make the application acceptable in planning terms and fails to meet the requirements of Policies CP1, CP4, CP8, CP9 and CP10 of the Core Strategy (adopted October 2011), Policies DM6, DM10, DM11 and DM12 of the Development Management Policies LDD (adopted July 2013), Policy 5 of the Sarratt Neighbourhood Plan (2025) and the NPPF (2024)."

1.8 In relation to Reason for Refusal 3 – there are 3 matters that remain in issue:

- 1) the Affordable Housing cascade mechanism.
- 2) the Mortgagee in Possession (MiP) Clause (3 or 5 months)
- 3) Contributions in respect of Secondary Education and step-free access to the station.

¹ And the imposition of appropriately worded conditions.

- 1.9 My evidence focuses on the implications of the cascade mechanism. Mr Roy Pinnock deals with the MiP Clause and effect, with Mr Adam Ralton providing factual evidence on the impact on development of the MiP Clause. TfL and Hertfordshire County Council will deal with their contribution requests.
- 1.10 Since the submission of the Appeal and during the CMC, the Appellant raised its intention to challenge the Council's 5year Housing Land Supply position. Information identifying the Appellants areas of contention was first provided on the 26 June 2026. The Statement of Common Ground (**CD8.1**) paragraph 6.36 sets out the parties respective positions and notes that the agreed position is that the shortfall is substantial.
- 1.11 My evidence will therefore also set out the Council's response to the Appellant's position on Housing Land supply. Whilst there is a clear difference between the parties on the supply figure, it does not affect the common ground position that permission should be granted, subject to a satisfactory s106 obligation and conditions.

2.0 **Site and Surroundings**

2.1 The Application Site and surroundings description is set out in the TRDC Statement of Case and the Statement of Common Ground, it is not repeated here.

3.0 **The Appeal Proposal**

3.1 The Application was made in outline for the following proposed development, which is now the subject of this Inquiry:

"Development of up to 600 residential dwellings (Use Class C3(a)), construction of a 5-bedroom property for childrens social care and supported living (Use Class C3(b)). Two vehicular access points from Little Green Lane and further pedestrian / cycleway accesses. A one form entry primary school (Use Class F1(a)) (plus expansion land for a two form entry primary school). A mixed use local centre including provision for NHS health and social care services (Use Class E(e)), community building (Use Class F2), retail and cafe provision (Use Class E(a-c)), car parking and associated infrastructure. A country park, areas for play and recreation, allotments, community orchard and landscaping with associated infrastructure including sustainable urban drainage systems. (Layout, scale, appearance and landscape as reserved matters)."

3.2 The Appeal is made in Outline with the matter of Access submitted for approval, and matters of Appearance, Landscaping, Layout and Scale reserved for later consideration. Access is defined in the Development Management Procedure Order as meaning 'the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network'.

3.3 Drawings 001 Rev E (Proposed Site Access Durrants Drive) and 002 Rev D (Proposed Site Access Links Way) show the position of the two proposed points of vehicular access to the site across Little Green Lane from Durrants Drive and Links Way.

- 3.4 The submission was accompanied by a Land Use Parameters Plan (ref. P24-1200_DE_0014_S1_Rev F) which demonstrates how the different components of the scheme can be incorporated. The Parameters Plan identifies areas for residential development; open space; mixed use local centre; 1FE primary school; and school expansion land. The Land Use Parameters Plan also illustrates indicative areas for access to the site and within the site.
- 3.5 The submission was accompanied by an illustrative masterplan (page 57 of Design and Access Statement) which accords with the Land Use Parameters Plan and demonstrates how the site could be developed, with open space and sustainable drainage to the east and built development to the south and west with a series of roads and walking/cycling routes.

4.0 **Planning Policy**

4.1 The Development Plan relevant to this appeal is comprised of the following:

- Core Strategy Local Development Document (October 2011)
- Development Management Policies Local Development Document (July 2013)
- Site Allocations Local Development Document (November 2014)

Development Plan

4.2 The most important planning policies for the determination of the appeal were set out in the Reasons for Refusal. For the avoidance of doubt, the key policies are as follows:

Core Strategy LDD (adopted October 2011)

Policy CP1: Overarching Policy on Sustainable Development

Policy CP4: Affordable Housing

Policy CP8: Infrastructure and Planning Obligations

Policy CP9: Green Infrastructure

Policy CP10: Transport and Travel

Policy CP11: Green Belt

Development Management LDD (adopted July 2013)

Policy DM2: Green Belt

Policy DM6: Biodiversity, Trees, Woodland and Landscaping

Policy DM10: Waste Management

Policy DM12: Community, Leisure and Cultural Facilities

- 4.3 Work has commenced on a new Local Plan for Three Rivers but is at an early stage and is not anticipated to be submitted until late November 2026. It is common ground that it therefore carries no weight in the consideration of this proposal.

Additional Documents

- 4.4 In addition to the Development Plan, the following documents are relevant:
- Green Belt Review (Stage 1) 2017
 - Stage 2 Green Belt Assessment for Three Rivers and Watford Borough 2019
 - Stage 4 Green Belt Review 2026
 - Hertfordshire Landscape Character Assessment (2005)
 - Affordable Housing Supplementary Planning Documents (June 2011)
 - South West Hertfordshire Local Housing Needs Assessment 2024

National Planning Policy Framework

- 4.5 The NPPF 2024 is a material consideration in the determination of this appeal and the following Chapters are considered to be relevant to any decision:

Chapter 2: Achieving Sustainable Development

Chapter 4: Decision Making

Chapter 5: Delivering a Sufficient Supply of Homes

Chapter 8: Promoting Healthy and Safe Communities

Chapter 9: Promoting Sustainable Transport

Chapter 12: Achieving Well-designed Places

Chapter 13: Protecting Green Belt Land

Chapter 15: Conserving and Enhancing the Natural Environment

Annex 2: Glossary

4.6 National Planning Practice Guidance.



5.0 **Five Year Housing Land Supply**

- 5.1 The Council's latest Annual Monitoring Report and Housing Land Supply Update – April 2026 (**CD 7.11**) demonstrated that the Council could only achieve a 1.185year housing land supply. However, the Appellant disagrees with this position.
- 5.2 Upon submission of the Appeal, it was not clear that the Appellant intended to dispute the Council's housing land supply position and this only really became evident at the Case Management Conference on the 1 June 2026. The Appellant first provided information pertaining to the challenged sites on the 26 June 2026 leaving the Council with very little opportunity to review the position and provide a substantive response prior to submission of the Statement of Common Ground on 14 July 2026.
- 5.3 The Local Planning Authority acknowledge that their Development Plan is in excess of 5 years old and has therefore reviewed its housing need and supply of sites in accordance with Paragraph 78 and footnote 39 of the NPPF.
- 5.4 In applying the standard method, the Council have an annual local housing need of 832 dwellings per annum. As a result of the persistent under-delivery, the Council must apply a 20% buffer to this figure. The cumulative total for the five year period 1 April 2025 to 31 March 2030 would therefore be 4,992 dwellings, or 998 dwellings per annum.
- 5.5 The Local Planning Authority has continued to review their housing need using the standard housing method on an annual basis to reflect ongoing housing delivery.
- 5.6 The Council is therefore complying with the NPPF and ensures their housing figures are up to date.

5.7 During discussions on the Statement of Common Ground, it became apparent that the Appellant disputes the delivery of 13 sites within the Council's supply pipeline, along with the windfall sites provision. This equates to some 651 dwellings. It is understood that the Appellant considers that the Council can only demonstrate a 0.59yr supply.

5.8 The NPPF sets out the definition of Deliverable within the Annex 2: Glossary:

Deliverable: *To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

5.9 National Planning Practice Guidance provides guidance on what can constitute evidence to be considered to be deliverable. Paragraph: 007 Reference ID: 68-007-20190722 advises:

Such evidence, to demonstrate deliverability, may include:

- *current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance*

agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;

- *firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;*
- *firm progress with site assessment work; or*
- *clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.*

5.10 It is not necessary for all of the bullets to be satisfied, but for an overall consideration of the position to be taken having regard to the suggested evidence that 'may include' those stated.

5.11 From the limited information provided it is understood that the Appellant is disputing the following sites:

Site	Council's 5YHLS	Appellant's 5YHLS	Difference	Summary of Appellant's Reason
22/0601/OU T – Land at rear of 17- 49 Church Lane, Sarratt	78	0	-78	The Council has not provided clear evidence for the inclusion of this category b) site.

Site	Council's 5YHLS	Appellant's 5YHLS	Difference	Summary of Appellant's Reason
H22 – Depot, Stockers Farm Road, Rickmanswo rth	60	0	-60	The Council has not provided clear evidence for the inclusion of this category b) site.
21/1872/PD R – Regus Building, Park Road, Rickmanswo rth	39	0	-39	Prior approval has expired on this site.
24/1265/PD M – Trinity Court, Church Street, Rickmanswo rth	38	0	-38	Prior approval not implemented. Full application for Class E use is pending determination
22/1875/OU T – Knoll Oak, Sandy	28	0	-28	The Council has not provided clear evidence for

Site	Council's 5YHLS	Appellant's 5YHLS	Difference	Summary of Appellant's Reason
Lane, Northwood				the inclusion of this category b) site.
H17 – Police Station, Rectory Road, Rickmansworth	20	0	-20	The Council has not provided clear evidence for the inclusion of this category b) site.
22/1342/OU T – The Fairway Residential Home, Green Lane, Oxhey Hall	18	0	-18	The Council has not provided clear evidence for the inclusion of this category b) site.
23/0017/PD M – Batchworth House, Batchworth Place,	12	7	-5	Prior approval has expired on this site. A full application for 7

Site	Council's 5YHLS	Appellant's 5YHLS	Difference	Summary of Appellant's Reason
Church Street, Rickmansworth				dwelling was approved after the base date.
H32 – Rear of Lytham Avenue, South Oxhey	10	10	-10	The Council has not provided clear evidence for the inclusion of this category b) site.
H8 – Royal British Legion, Church Lane, Sarratt	10	0	-10	The Council has not provided clear evidence for the inclusion of this category b) site.
22/0602/OUT – Land adjacent to 97 Church Lane, Sarratt	9	0	-9	The Council has not provided clear evidence for the inclusion of this

Site	Council's 5YHLS	Appellant's 5YHLS	Difference	Summary of Appellant's Reason
				category b) site.
24/0960/FUL – 42, The Fairway, Abbots Langley	2	-1	-3	The consented scheme results in a net loss of -1 C3 dwelling.
H15 – Garages rear of Drillyard, West Way, Rickmanswo rth	3	0	-3	The Council has not provided clear evidence for the inclusion of this category b) site.
Windfall allowance	330	0	-330	There is no compelling evidence to justify the inclusion of an additional windfall allowance.
Total	657	16	-651	

5.12 I have reviewed the site and permissions and respond to each site in turn.

22/0601/OUT – Land at rear of 17-49 Church Lane, Sarratt

5.13 Outline planning permission is in place; this permission has a requirement for the submission of reserved matters by no later than the 3 May 2027.

5.14 The site is owned by a developer and there has been a recent Deed of Variation application submitted. There is nothing to suggest that this site will not be delivered. I do agree that the current trajectory has delivery in 2026/27 which in light of there being no current reserved matters application submitted for determination is likely to be premature, however, the Developer has confirmed delivery by 2030/31 (**Appendix 1**)

5.15 From the evidence provided by the Developer I am satisfied that the site is deliverable within the 5year period and I am therefore of the opinion that 83 units are deliverable.

H22 – Depot, Stockers Farm Road, Rickmansworth

5.16 The site is an allocated site for 60 dwellings with the trajectory indicating delivery between 2027/29. The Site is owned by Affinity Water and is currently in active use. They have been contacted to ascertain their intentions as the inclusion within the trajectory is based on historic advice, however nothing has been forthcoming at the time of writing.

5.17 Should this position change, we will update the Inquiry as appropriate.

5.18 However, at this time, it is prudent to remove the 60 dwellings from the trajectory.

21/1872/PDR – Regus Building, Park Road, Rickmansworth

- 5.19 Prior Approval was granted on the 30 November 2022. Development was required to be completed by the 30 November 2025 in order to benefit from this permission. It is agreed that this permission has lapsed.
- 5.20 There are no other permissions on this site, it is therefore agreed that 39 dwellings should be removed from the trajectory.

24/1265/PDM – Trinity Court, Church Street, Rickmansworth

- 5.21 The Appellant states that the prior approval has not commenced and seems to suggest that a pending application for Class E use means that it will not be implemented.
- 5.22 The Prior Approval was granted in October 2024 and remains extant and capable of implementation within the 5year period.
- 5.23 The application for a Class E use does not relate to Trinity Court directly but relates to the two-storey car park structure within its grounds. It does not therefore undermine the conversion of Trinity Court itself.
- 5.24 The site is owned by Sterling Rose Home, a developer with a focus on mix-use residential led developments, there are no known viability, ownership or infrastructure constraints to prevent delivery. From reviewing the planning history, I am satisfied that there is nothing to suggest that this site is not deliverable within the 5year period and I am therefore of the opinion that 38 units are deliverable.

22/1875/OUT – Knoll Oak, Sandy Lane, Northwood

- 5.25 Outline planning permission was granted on the 17 July 2024 for 29 dwellings, not 28 suggested by the Appellant and included in the trajectory. The only reserved matter was landscaping. The permission requires reserved matters application to be submitted by 17 July 2027.
- 5.26 Pre-application advice was sought as recently as April 2026 for an alternative scheme of 52 dwellings.
- 5.27 The trajectory includes delivery of dwellings in 2026/27, I consider this to be premature but given the only matter reserved is landscaping and that pre-application advice has been sought on an alternative proposal, it is my opinion the pre-application advice sought, along with the permission in place is clear evidence that either the approved development or an alternative will come forward in the 5yr period.
- 5.28 There is clear evidence that the owner is intending to optimise and deliver this site with movement to the delivery of the site, the site further benefits from site assessment work having already been undertaken for the extant planning permission. I consider this to represent clear evidence of deliverability that can be achieved within the 5year period and I am therefore of the opinion that 29 units are deliverable.

H17 – Police Station, Rectory Road, Rickmansworth

- 5.29 The housing trajectory allows for the development of 20 dwellings on this site. Whilst historic pre-application discussions have occurred and the owners have been asked to provide an update on their intent, nothing has been forthcoming at this time.

- 5.30 Accordingly, 20 dwellings should be removed from the trajectory. If further input from the owner is forthcoming, this will be reported as soon as it is available.

22/1342/OUT – The Fairway Residential Home, Green Lane, Oxhey Hall

- 5.31 Outline planning permission was granted on the 30 June 2023 with reserved matters applications required to be submitted by 30 June 2026.
- 5.32 No applications have been received by the Local Planning Authority. It is therefore concluded that this permission has lapsed.
- 5.33 It is noteworthy that the County Council have advised of their intent to sell the site and for the site to deliver by 2030/31. (**Appendix 2**) Delivery rates can be secured by the County Council through the land deal.
- 5.34 From the evidence provided by the County Council I am satisfied that there is clear evidence of the site being deliverable within the 5yr period, such that 18 units can be included within the trajectory.

23/0017/PDM – Batchworth House, Batchworth Place, Church Street, Rickmansworth

- 5.35 It is agreed that the 2023 Prior Approval has lapsed and been replaced by a permission for 7no units to create a mixed use office/residential development site.
- 5.36 Preparation is occurring on site with scaffolding and work underway. It is therefore considered that this is now a category a) site and is therefore deliverable within the 5year period.

- 5.37 The reduction in the scale of development does require the removal of 5 units from the trajectory.

H32 – Rear of Lytham Avenue, South Oxhey

- 5.38 The site is in the control of the County Council, they have confirmed to the Council that they are continuing to pursue the site for residential development.
- 5.39 The County Council have confirmed that the site will deliver housing on the Northwick Site, with a further 50 dwellings. They have provided a written response (**Appendix 3**), but this does not provide any timetable.
- 5.40 From the evidence provided by the County Council I am of the opinion that the 10 dwellings within the trajectory should be removed.

H8 – Royal British Legion, Church Lane, Sarratt

- 5.41 Planning application 24/1833/OUT is currently pending consideration. The application seeks outline planning permission for the delivery of 18 units.
- 5.42 It is acknowledged that there are currently outstanding consultee issues to be addressed, however, in speaking to the Case Officer, the objections are not considered to be insurmountable. Additional information to address the highway and LLFA concerns is awaited. There has been some delay in the submission of the additional information due to the need for additional survey work to be undertaken but communication remains ongoing. There is an Extension of Time in place till the 30 September 2026 to allow the outstanding matters to be resolved and a decision issued.

5.43 The trajectory only considers the delivery of 10 dwellings in 2029/30, the end of the 5-year period and is for a lesser quantum of development than the scale of development currently proposed. This approach is considered to be balanced and proportionate. There has been site assessment work undertaken and ongoing, there is a clear intent by the owner to bring this site forward.

5.44 Given the investment in site assessment work and the ongoing dialogue on the pending planning application, I consider that this represents clear evidence of the commitment to bring the site forward in a timely manner. Given the overall scale of development, namely up to 18 dwellings, based on average delivery rates, I consider it reasonable to include this within the 5yr supply and that 10 units are deliverable.

22/0602/OUT – Land adjacent to 97 Church Lane, Sarratt

5.45 This site seeks to deliver 9 units only. This is not therefore a category b) site but a category a) site as it is not major development. The onus is therefore on the Appellant to demonstrate that this site will not be delivered.

24/0960/FUL – 42, The Fairway, Abbots Langley

5.46 The full planning permission has been granted for the conversion of the existing C3 dwelling into a C2 children's home. The Appellant has suggested that there is a loss of 1no dwelling which is agreed but has then proceeded to discount 3no dwellings from the trajectory.

5.47 C2 provision is calculated on 1.9beds equals 1 unit. The permission equates to a 5no bed C2 children's home, therefore achieves 2.6dwellings. To be pragmatic, this is rounded to a net 2no dwellings. I agree that 1no dwelling

should be deducted for the loss of the C3 unit, but it still equates to a gain of 1 no dwelling.

H15 – Garages rear of Drillyard, West Way, Rickmansworth

5.48 The housing trajectory allows for the development of 3 dwellings on this site. The owners have been asked to provide an update on their intent, nothing has been forthcoming at this time.

5.49 Accordingly, 3 dwellings should be removed from the trajectory. If further input from the owner is forthcoming, this will be reported as soon as it is available.

Windfall Provisions

5.50 The trajectory allows for a windfall provision of 66 dwellings per annum. The Council have based this figure on historic performance that has averaged 66.33. (**Appendix 4**) Windfall provisions have been as follows:

Year	Total
2014/15	78
2015/16	71
2016/17	41
2017/18	62
2018/19	32
2019/20	81
2020/21	75
2021/22	88
2022/23	20
2023/24	49
2024/25	133

Total	730
Average	66.36

5.51 It is based on this completion evidence that an average of 66 dwellings per annum can be considered to be compelling evidence for inclusion within the trajectory as windfall provision, as it is representative of 11 years of windfall housing delivery, with some high and some low performing years, allowing a confidence in the average obtained.

5.52 Further NPPF paragraph 75 advises that when considering an allowance for windfall provision as part of the anticipated supply, regard should be given to historic windfall delivery as this provides a reliable source of supply, which is the case in this instance.

5.53 Based on the above assessment, I consider it appropriate to remove 149 dwellings from the trajectory, not 651 suggested by the Appellant. Resulting in agreement on 6 of the 13 sites identified and a disagreement on 7 of the sites plus the windfall allowance. It is therefore my position that the 5year housing land supply calculation should be as follows:

	Requirement	Council
A	Annual local housing need figure	832
B	Five year requirement	4,160
C	20% buffer	832
D	Total five year requirement including 20% buffer	4,992

E	Annual housing requirement including 20% buffer	998.4
	Supply	
F	Deliverable supply at 1 st April 2025	1,035
G	Supply in years (F / E)	1.036
H	Under/oversupply against the five year requirement (F – D)	-3,957

5.54 Regardless of whether the Inspector in due course prefers the Council's position (1.036 years), or the Appellant's position (0.59 years), or concludes it lies with the range of the two positions, the Council considers (and it is common ground (SoCG paragraph 6.36 (**CD8.1**)) that the under-delivery of housing and lack of 5yr housing land supply is substantial.

5.55 The resultant position is summarised in the below table.

Site	Council's 5YHLS	Appellant's 5YHLS	Difference	Position
22/0601/OUT – Land at rear of 17-49 Church Lane, Sarratt	83 ²	0	-78	Disagree
H22 – Depot, Stockers Farm Road, Rickmansworth	-60	0	-60	Agree

Site	Council's 5YHLS	Appellant's 5YHLS	Difference	Position
21/1872/PDR – Regus Building, Park Road, Rickmansworth	-39	0	-39	Agree
24/1265/PDM – Trinity Court, Church Street, Rickmansworth	38	0	-38	Disagree.
22/1875/OUT – Knoll Oak, Sandy Lane, Northwood	29	0	-28	Disagree
H17 – Police Station, Rectory Road, Rickmansworth	-20	0	-20	Agree
22/1342/OUT – The Fairway Residential Home, Green Lane, Oxhey Hall	18	0	-18	Disagree
23/0017/PDM – Batchworth House, Batchworth	7	7	-5	Agree

Site	Council's 5YHLS	Appellant's 5YHLS	Difference	Position
Place, Church Street, Rickmansworth				
H32 – Rear of Lytham Avenue, South Oxhey	-10	10	-10	Agree
H8 – Royal British Legion, Church Lane, Sarratt	10	0	-10	Disagree
22/0602/OUT – Land adjacent to 97 Church Lane, Sarratt	9	0	-9	Disagree
24/0960/FUL – 42, The Fairway, Abbots Langley	1	-1	-3	Disagree
H15 – Garages rear of Drillyard, West Way, Rickmansworth	-3	0	-3	Agree.
Windfall allowance	330	0	-330	Disagree
Total	525	16	-651	

² 22/0601/OUT is permission for 83 dwellings and not 78. The Developer confirms the intent to deliver 83 units.

6.0 **Affordable Housing**

6.1 Within the main SocG v1 (**CD8.21**), paragraph 6.1 it is an agreed position that there is an acute need for affordable housing within the District. The scheme would comprise 300 dwellings, with 70% for Rent (70% social rent and 30% affordable rent) and 30% affordable home ownership.

6.2 Policy CP4 advises that there is an identified and pressing need for affordable housing in the District incorporating a mix of tenures. The policy advises:

b) as a guide, seek 70% of the affordable housing provided to be social rented and 30% to be intermediate.

6.3 The 'as a guide' is qualified in subsequent paragraphs where it advises that this may vary on specific sites and will be set out in the Site Allocations Development Plan Document.

6.4 The main SoCG v2 (**CD8.1**) paragraph 6.39 sets out the agreed position that the need for affordable housing within Three Rivers is set out in the South West Hertfordshire Local Housing Needs Assessment Update (2024) (SWLHNA) with 527 affordable homes per annum being required.

6.5 Paragraph 6.40 further reinforced the Appellants intention to provide the following breakdown of housing need:

50% Affordable Housing (300 units) is proposed comprising:

- 70% (210 units) for Rent (70% (147 units) Social Rent / 30% (63 units) Affordable Rent

- 30% (90 units) for Affordable Ownership (e.g. Shared Ownership)

- 6.6 I do not intend to rehearse the agreed position of Affordable Housing under-delivery and the benefits of provision of 300 affordable units on the appeal scheme set out within the SoCG v2 at paragraphs 6.41 – 6.49. It is however predicated on the provision being secured by an appropriately worded s106 Agreement.
- 6.7 At the time of writing, it is not considered that the s106 Obligations secures the affordable housing provision in an appropriate manner that satisfies the requirements of Policy CP4.
- 6.8 At the time of writing, the most up to date draft obligation available to me is dated the 26 June 2026. I therefore reserve my position as the obligation may change and I may need to update as appropriate. As set out above, Mr Pinnock deals with the MiP clause and Mr Ralton with factual matters, I address the implications of the proposed cascade clause.
- 6.9 At present the s106 is drafted to allow for a cascade clause to be included that will ultimately permit the Developer to offer the freehold interest of the Affordable Dwellings to the Local Authority should an acceptable offer to purchase the Affordable Dwellings from a Registered Provider not be forthcoming. The Local Authority is required to make an acceptable offer to the Developer within 2 months of the written invitation being received.
- 6.10 If an acceptable offer is not made, then the Developer has the right to permit to sell the Affordable Dwellings as Discount Market Sale Dwellings. There is no definition provided within the Obligation setting out what is being meant by Discount Market Sale Dwellings, however it is understood from discussions with Mr Barnes, the Council's Solicitor, that the Appellant proposes it would be 30% below local market value.

6.11 The clause is currently drafted as follows:

The Owner covenants with the Council that in relation to Affordable Housing Units within a Phase:

- 1.16 *The transfer of the Affordable Housing Units to the Affordable Housing Provider shall be with vacant possession.*
- 1.17 *In the event that a Registered Provider (within six (6) months' of marketing) is unable to make an acceptable offer to purchase the Affordable Dwellings that are Social Rented Housing, Affordable Rented Housing or Shared Ownership Housing or no longer wants to purchase the Affordable Dwellings that are either Social Rented Housing, Affordable Rented Housing or Shared Ownership Housing the Owner shall:*
- 1.18 *notify the Council three (3) months prior to Practical Completion of the Affordable Dwellings that are Social Rented Housing, Affordable Rented Housing or Shared Ownership Housing;*
- 1.19 *set out the reasons (together with any supporting evidence) in writing why a transfer of a freehold or leasehold interest to a Registered Provider has not been entered into pursuant to paragraph 1.18 above;*
- 1.20 *any other information reasonably requested by the Council to satisfy why the Owner has not been able to enter into a transfer of a freehold or leasehold interest with the Registered Provider pursuant to paragraph 1.18 above offer the Affordable Dwellings that are Social Rented Housing, Affordable Rented Housing or*

Shared Ownership Housing to the Council (which for these purposes shall include Hertsmere Living Limited and/or any successor affordable housing provider acting on behalf of or as partner with the Council) to be purchased by the Council as Affordable Housing;

1.21 *in the event the Council make an acceptable offer to the Owner (within two (2) months' of written invitation) for the Affordable Dwellings that are Social Rented Housing, Affordable Rented Housing or Shared Ownership Housing then the Owner shall not Occupy or permit Occupation of more than eighty per cent (80%) of the Market Dwellings until the Owner has provided the Council with a freehold transfer document unconditionally released for completion for the transfer of the Affordable Dwellings;*

1.22 *In the event the Council does not make an offer which is acceptable to the Owner (within two (2) months' of written invitation) to purchase all or part of the Affordable Dwellings that are Social Rented Housing, Affordable Rented Housing or Shared Ownership Housing or the Council indicates that it does not want to purchase the Affordable Dwellings that are Social Rented Housing, Affordable Rented Housing or Shared Ownership Housing the Council shall serve on the Owner written confirmation that the Owner shall be permitted to sell those Affordable Dwellings as Discount Market Sale Dwellings and therefore, paragraph 1.18 shall cease to apply.*

6.12 I leave any detailed drafting points that may remain in issue to the Council's Solicitor. However, as I understand it, this cascade mechanism has not been accepted in Three Rivers before and is not a position they are comfortable

with as an Authority. It is highly unusual in my experience for a s106 Agreement to effectively offer an alternative mechanism to the delivery of the required affordable housing provisions. If in future, evidenced delivery problems arose, the usual approach would be through a Deed of Variation at a later date.

- 6.13 I consider that to require a Local Authority, who are not a housing provider, to provide an offer within 2 months of potentially an unsolicited notification letter is unrealistic and risks the Authority being set up to fail. An offer associated with the purchase of 300 affordable dwellings is likely to run into millions of pounds. This will require careful consideration of the Council's position, sourcing of funding and then obtain political buy-in (which may be hampered by Local Government Re-organisation (LGR) that will be taking place over the next 2years, with caretaker administrations effectively in place until LGR has occurred and a new administration is appointed).
- 6.14 I have recent experience of this issue arising (in another Local Authority) for a much smaller scale of provision. It took that Local Authority almost 6 months to secure the necessary funding to purchase the affordable housing on a site when a Registered Provider was not willing to, (and that Authority was already a Housing Provider themselves unlike Three Rivers).
- 6.15 It is therefore unlikely that any offer could be made by the Local Authority within such a timescale and as such if no Registered Provider comes forward in a manner acceptable to the Developer that these 300 dwellings would become Discounted Market Sale Dwellings (DMS).
- 6.16 I do acknowledge that DMS is a recognised type of affordable housing within the NPPF Glossary where it states:

*c) **Discounted market sales housing:** is that sold at a discount of at least 20% below market value. Eligibility is determined with regards to local*

incomes and local housing prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

6.17 However, without an adequate definition of DMS within the Obligation, the proposal does not satisfy the provision of the NPPF, or ensure provision of DMS secured as an affordable tenure following first occupation, or even at first occupation.

6.18 Other than stating the housing would be DMS, neither sales value nor eligibility is secured, having regard to local incomes or housing prices.

6.19 Whilst low-cost housing for sale was referenced in the NPPF affordable housing definition in 2012, DMS was first expressly stated and defined in the 2018 NPPF and has appeared in all subsequent definitions.

6.20 The SWLHNA considers First Homes and other Discount Market Sale Housing, it advises that (para 7.97):

The problem with having a percentage discount is that it is possible in some locations or types of property that such a discount still means that the discounted housing is more expensive than that typically available in the open market. This is often the case as new build housing itself attracts a price premium.

6.21 The SWLHNA sets out an example of the likely affordable cost of a 2-bed dwelling in Dacorum. I have adapted this example to reflect the data within the document for Three Rivers.

- Analysis (within the SWLNHA) has shown that the lower quartile rent for a 2-bedroom home in Three Rivers is £1,250 per month;

- On the basis of a household spending no more than 30% of their income on housing, a household would need an income of around £4,167 per month to afford ($\pounds 1,250/0.3$) or £50,000 per annum; and
- With an income of £50,000, it is estimated that a household could afford to buy a home for around £250,000. This is based on assuming a 10% deposit (mortgage for 90% of value) and a 4.5 times mortgage multiple – calculated as $\pounds 50,000 \times 4.5/0.9$.

6.22 Based on this example, £250,000 is a suggested purchase price for discounted home ownership affordable for households in the rent/buy gap in Three Rivers. This figure is essentially the equivalent price that is affordable to a household who can just afford to rent privately.

6.23 The SWLHNA proceeds to set out an estimated Open Market Value (OMV) and the level of discount that would be required to achieve affordability.

Table 7.46 Affordable home ownership prices – data for year to September 2022 – Three Rivers

	Affordable Price	Estimated newbuild OMV	Discount required
1-bedroom	£180,000-£205,000	£264,500	22%-32%
2-bedrooms	£225,000-£275,000	£373,800	26%-40%
3-bedrooms	£290,000-£407,500	£603,800	33%-52%
4+-bedrooms	£390,000-£540,000	£793,500	32%-51%

Source: Derived from JGC/Iceni analysis and ONS data

Figure 1. SWLHNA Extract

6.24 What this shows us is that, as of September 2022, a 30% discount suggested by the Appellant, albeit not secured within the current draft, would result in only 1-bed dwellings and some 2-bed units falling within an affordable level of discount to be accessible to those who are in housing need. The SWLHNA (paragraph 7.103) acknowledges that a 40% discount could be justified in Three Rivers.

- 6.25 The SWLHNA proceeds to advise that providing a higher discount may well have an impact on viability as it may well have an impact on the overall level of affordable housing delivery.
- 6.26 Since the publication of this document, we have seen significant rises in interest rates which will further impact on the ability for people in rental accommodation being able to afford some of these discounted price points.
- 6.27 Based on these assumptions, should the 300 affordable housing units cascade to DMS, it is likely that 3 and 4 bed dwellings would be unaffordable to those in need, resulting in two likely outcomes; either a revised housing mix being sought that focuses on 1 and 2 bed affordable housing provisions which would likely require a revised reserved matter submission, or alternatively, a variation in the obligation being sought to reduce the provision of affordable housing. (I consider the latter more likely.)
- 6.28 Aside from the weaknesses of the delivery of DMS in this location, it is acknowledged that a mix of affordable tenures within an area is important, as it offers a range of options to residents in housing need to access a variety of housing types that meet their needs and/or affordability.
- 6.29 That said, SWLHNA paragraph 7.139 states:

However the evidence also points to a clear and acute need for rented affordable housing for lower income households, and it is important that a supply of rented affordable housing is maintained to meet the needs of this group including those to which the authorities have a statutory housing duty. Such housing is notably cheaper than that available in the open market and can be accessed by many more households (some of whom may be supported by benefit payments). In South West Herts, the clear need for additional rented housing would likely mean that prioritising the affordable home ownership could 'prejudice the

ability' to meet the needs of the 'specific group' requiring rented accommodation, depending on decisions on the scale of housing provision to be planned for.

- 6.30 The SWLHNA recommends (paragraph 7.140) that 70% of affordable housing should be focused on rented provision and 30% on intermediate or other low cost home ownership.

- 6.31 If the cascade to entirely DMS were triggered this would result in 210 no. households in housing need missing out on any opportunity to benefit from affordable housing in this area, as no rental accommodation would be available and DMS would likely be out of reach in terms of local need and affordability for those reliant on affordable rented accommodation.

- 6.32 Given the agreed position in respect of the poor performance associated with affordable housing delivery, along with the demonstrable significant need for affordable and social rented housing, to agree a cascade mechanism allowing all 300 dwellings to move to DMS risks the Council failing in their duty to secure adequate affordable housing.

- 6.33 Whilst I acknowledge that Policy CP4 pre-dates the NPPF and introduction other forms of affordable housing, the evidence base in the form of the SWLHNA continues to reinforce the need for 70% of affordable housing to be affordable rented (whether affordable or social) and only 30% as intermediate (or alternative forms of affordable housing). When Policy CP4 and the SWLHNA are read together, it is considered that the application of the proposed cascade mechanism could result in a likely failure to comply with CP4.

- 6.34 The proposed cascade introduces a significant risk to the delivery of an appropriate mix of affordable housing, whilst further increasing the risk of a

later requirement for a reduction in the overall provision proposed. A risk that 50% affordable housing might not be provided undermines the Appellant's ability to demonstrate compliance with the 'golden rules'.



- 6.35 As set out above, it would be normal practice to provide the necessary affordable housing provisions agreed in the SoCG and, if issues arose at a later time, for the matter to be raised with the Local Planning Authority and a Deed of Variation secured as necessary - ensuring compliance with the 'golden rules'.

7.0 **Conclusions**

- 7.1 As explained above, I accept some of the Appellant's position in respect of the Council's 5yr housing land supply position, but appropriate evidence and rebuttal has been provided in respect of key areas such that a housing supply of 1.036yrs is considered to be the most appropriate conclusion to be reached.
- 7.2 I do not deviate from the position that the Council's performance in respect of housing delivery is poor, but do not accept the full case advanced by the Appellant.
- 7.3 In respect of affordable housing provision, the stance being taken by the Appellant through the introduction of a cascade mechanism allowing affordable housing to be delivered entirely as DMS is considered to be in conflict with Policy CP4 and whilst a variety of affordable housing tenures is permissible, it is considered unlikely to meet the significant affordable housing needs identified and is likely to lead to a housing mix focused on 1 and 2 bed dwellings, and likely, a future request to reduce the provision of affordable housing to be delivered across the site.
- 7.4 In light of this position, should it be sustained, I would reduce the weight afforded to the delivery of affordable housing in the planning balance to moderate.
- 7.5 I consider that the risk to the reduction in the delivery of affordable housing as a direct result of the cascade mechanism and the failure to deliver truly affordable homes that would meet the identified need, undermines the Appellant's ability to demonstrate compliance with the 'Golden Rules', and fails to reflect the need identified in Policy CP4 and the SWLHNA. If the Golden Rules requirements are not met, the scheme would therefore need to

be considered as inappropriate development within the Green Belt and the 'very special circumstances' test applied, with reduced weight afforded to affordable housing delivery.

- 7.6 This position, arising out of the Appellant's recent demands in relation to the cascade clause, does not change the agreed position that planning permission should be granted, subject to the completion of an appropriate s106 Obligation and conditions, but a different test would need to be applied as part of the consideration of the appeal, if the Appellant were unable to demonstrate the Golden Rules would be met.

8.0 **Declarations**

8.1 I am retained by Three Rivers District Council to provide independent expert planning evidence in relation to the proposed development at Land North of Little Green Lane, Croxley Green

Statement of Truth

8.2 I confirm that, in so far as the facts stated in my Evidence, are within my own knowledge, I have made clear which they are and I believe them to be true, and that the opinions expressed represent my true and complete professional opinion.

Declaration

8.3 I confirm that my Proof of Evidence includes all facts which I regard as being relevant to the opinions which I have expressed and that attention has been drawn to any matters which would affect the validity of those opinions.

8.4 I can confirm that my duty to the Planning Inspector as an Expert Witness overrides any duty to those instructing or paying me, that I have understood this duty and complied with it in giving my evidence impartially and objectively, and that I will continue to comply with that duty as required.

8.5 I confirm that I am not instructed under any conditional fee arrangement.

8.6 I can confirm that I have no conflicts of interest of any kind.

8.7 I can confirm that none of the evidence has been produced with the use of AI technology.

APPENDIX 1
Land at rear of 17-49 Church Lane, Sarratt Proforma

**Residential Site Assessment
Deliverability Questionnaire 2026**

Trajectory Code (if applicable)	Application Number	Site Location	Site Capacity
	22/0601/OUT	17-49 Church Lane, Sarratt	83

Contact Name and Job Title	Sales Division
Nathan Stevenson Managing Director	
Address	Email and Telephone
Foresters Hall Westow Street Crystal Palace SE19 3PY	nstevenson@burlington-uk.com 07939 108560

Section 1

Milestone	Anticipated date MM/YY
If outline: Submission of first/subsequent reserved matters/full application	April 2027
Commencement of site marketing	October 2028
Work commences on site	April 2028
First completions	April 2029
Anticipated end date for competitions on site	March 2031

Section 2

Please provide a build rate trajectory of net completions for this site.

To note - our monitoring year runs from 1st April – 31st March.

	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
April					3	4	
May					3	4	
June					3	4	
July					3	4	
Aug					3	4	
Sept					3	4	
Oct					3	4	
Nov					3	4	
Dec					3	4	
Jan					3	4	
Feb					3	4	
Mar					3	3	
Totals					36	47	

Developers' delivery intentions including anticipated start and build out rates

Forecast Start – April 2028

Subject to Cycle Track, MIP and RM approval

Current planning status and progress towards the submission of an application

Outline Planning Permission

Progress with site assessment work

Yes

Site viability

Subject to MIP

Availability: ownership, any existing uses, etc

Available

Infrastructure provision Available

APPENDIX 2
The Fairway Residential Home, Green Lane, Oxhey Hall Proforma



Residential Site Assessment

Deliverability Questionnaire 2026

Trajectory Code (if applicable)	Application Number	Site Location	Site Capacity
	22/1342/OUT	The Fairway Residential Home, Green Lane, Oxhey Hall, Hertfordshire, WD19 4LX	24 units

Contact Name and Job Title	Sales Division
Andrea Gilmour Property Planning Manager	
Address	Email and Telephone
Property Resources Hertfordshire County Council 2 nd Floor, Robertson House, Six Hills Way, Stevenage SG1 2ST Postal Point: CHO313	T: 01992 556477 E: andrea.gilmour@hertfordshire.gov.uk

Section 1

Milestone	Anticipated date MM/YY
If outline: Submission of first/subsequent reserved matters/full application	To be submitted by site purchaser
Commencement of site marketing	Site to be sold
Work commences on site	Site anticipated to be developed from 2026/27 to 2030/31
First completions	To be determined by site purchaser
Anticipated end date for competitions on site	To be determined by site purchaser

Section 2

Please provide a build rate trajectory of net completions for this site.

To note - our monitoring year runs from 1st April – 31st March.

	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
April							
May							
June							
July							
Aug							
Sept							
Oct							
Nov							
Dec							
Jan							
Feb							
Mar							
Totals							

Developers' delivery intentions including anticipated start and build out rates

To be provided by site purchaser

Current planning status and progress towards the submission of an application 22/1342/OUT : Demolition of the former Fairway Care Home and re-development of the site for residential (C3) use, with associated access from Green Lane (appearance, landscaping, layout and scale reserved)

Progress with site assessment work

Not applicable

Site viability

Not applicable

Availability: ownership, any existing uses, etc

Site owned by Hertfordshire County Council. Vacant care home.

Infrastructure provision

APPENDIX 3
Rear of Lytham Avenue, South Oxhey Proforma

**Residential Site Assessment
Deliverability Questionnaire 2026**

Trajectory Code (if applicable)	Application Number	Site Location	Site Capacity
	24/1128/HCR3 PL/0354/23	Former Sir James Altham School site and Homeoaks Group Home, Land to the East of Lytham Avenue, South Oxhey	

Contact Name and Job Title	Sales Division
Andrea Gilmour Property Planning Manager	
Address	Email and Telephone
Property Resources Hertfordshire County Council 2 nd Floor, Robertson House, Six Hills Way, Stevenage SG1 2ST Postal Point: CHO313	T: 01992 556477 E: andrea.gilmour@hertfordshire.gov.uk

Section 1

Milestone	Anticipated date MM/YY
If outline: Submission of first/subsequent reserved matters/full application	The application is to provide a replacement Northwick day centre on the SJA site. Additional housing will be provided on the Northwick site. The northern part of the site will be used to provide a 50 extra care housing units for HCC Adult Care Services.
Commencement of site marketing	Not applicable

Work commences on site	Not applicable
First completions	Not applicable
Anticipated end date for competitions on site	Not applicable

Section 2

Please provide a build rate trajectory of net completions for this site.

To note - our monitoring year runs from 1st April – 31st March.

	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
April							
May							
June							
July							
Aug							
Sept							
Oct							
Nov							
Dec							
Jan							
Feb							
Mar							
Totals							

Developers' delivery intentions including anticipated start and build out rates

Not applicable

Current planning status and progress towards the submission of an application

Not applicable

Progress with site assessment work

Not applicable

Site viability
Not applicable
Availability: ownership, any existing uses, etc
Not applicable
Infrastructure provision
Not applicable

APPENDIX 4
Historic Windfall Provisions

Three Rivers: Windfall Delivery

Years	Inc. Majors, Exc Allocated
2014/2015	78
2015/2016	71
2016/2017	41
2017/2018	62
2018/2019	32
2019/2020	81
2020/2021	75
2021/2022	88
2022/2023	20
2023/2024	49
2024/2025	133
Avg.	66.36363636

2024-2025

PP Ref	HCC Ref	HCC Ref	Address	Description	PDL	Gross Comp in Period	Losses in Year	Net Comp in Period	WISLISTPERM	Notes	Windfall
Borough/District Name			Three Rivers								
04/1522/FUL	5766	5766	Plot 6, Old Gannon Close, Moor Park, HA6 2LU	Erection of dwelling	N	1	0	1	413638		1
14/2106/FUL			Cherry Hill Cottage, Trout Rise, Loudwater, WD3 4JR	Demolition of existing dwelling and garage and construction of detached dwelling with lower ground floor level and raised terraces and construction of detached garage to front of dwelling, including alterations to landscaping and drive	Y	1	0	1	478706	demo rebuild	
19/1361/FUL			Barn West Of Bullsland Farm House, Bullsland Farm, Bullsland Lane, Chorleywood	Conversion of existing former threshing barn to a self-contained dwelling including internal and external alterations to the building, construction of single storey extension and associated parking, landscaping and residential curtilage	N	1	0	1	499043		1
19/2133/FUL			St Andrews Road, South Oxhey	Demolition of existing buildings and provision of 345 residential units (Use Class C3) in 2 buildings ranging from 3-7 storeys including a 1 and 2 storey podium; 621sqm of flexible commercial floor space (Use Class A1-A5, B1, D1/D2); 1,754sqm retail floorspace (Use Class A1) podium and surface level car and cycle parking; landscaping; and associated works.	Y	154	0	154	503536	Allocated Site	154
20/0792/FUL			1A Moneyhill Parade, Uxbridge Road, Rickmansworth, WD3 7BQ	Conversion of existing two storey dwelling into two self-contained flats including the provision of two rooflights to front and rear roofslopes	Y	2	-1	1	506628		1
20/1000/FUL			55, Penrose Avenue, Carpenders Park, Watford, WD19 5AB	Demolition of existing dwelling, subdivision of the site to provide two semi-detached bungalows with accommodation in the roof space served by front and rear dormers, provision of new vehicular access, associated car parking and amenity space	Y	2	0	2	505699		1
20/1881/FUL			Killingdown Farm, Little Green Lane, Croxley Green, WD3 3JJ	Demolition of existing buildings for residential development comprising two-storey houses and three-storey blocks of flats (160 dwellings in total), together with car parking, landscaping, and other associated works	N	91	0	91	509865	Allocated Site	91
20/2782/FUL			Murco Garage Site, North Approach, Moor Park	Re-development of former garage site including the construction of two detached dwellings and the provision of public estate car parking	Y	2	0	2	511857		2
21/0071/PDL			150, Watford Road, Croxley Green, WD3 3BZ	Prior Notification: Conversion of the first floor from retail floorspace (Class A1) to form one self-contained 1-bed dwelling (Class C3)	Y	1	0	1	505000		1
21/0487/CLPD			84, High Street, Rickmansworth, WD3 1AQ	Certificate of Lawfulness Proposed Development: Conversion of first and second floors from A1 (Retail) to residential use to create one self-contained dwelling	Y	1	0	1	505710		1
21/0542/FUL			Petherick Pastures, Bucks Hill, Sarratt, WD4 9AE	Demolition of existing buildings and manege and construction of detached bungalow with associated parking, hardstanding and soft landscaping	Y	1	0	1	511856		1
21/0994/FUL			Land adj, 10 Harrogate Road, South Oxhey, WD19 7DH	Demolition of an existing single storey garage and erection of two storey side extension to facilitate the creation of a new dwelling with associated plot subdivision including new access	Y	1	0	1	508344		1
21/1946/RSP			Little Oaks, Shire Lane, Chorleywood, WD3 5NT	Part Retrospective: Demolition of existing dwelling and construction of two storey detached dwelling with roof accommodation and the retention of the existing access and associated ancillary works	Y	0	-1	-1	508349	demo rebuild	
21/2234/FUL			Corner House, Redhall Lane, Chandlers Cross, Rickmansworth, WD3 4LX	Demolition of the existing dwelling and construction of a replacement four-bedroom dwelling with car parking, landscaping and associated works	Y	0	-1	-1	508865	demo rebuild	
21/2304/FUL			First And Second Floors 97, High Street, Rickmansworth, Rickmansworth, WD3 1RB	Change of use of first and second floor offices (Class B1(a)) to residential (Use Class C3) including first and second floor extensions to create eight residential flats including roof alterations, external stair case and alterations to fenestration	Y	8	0	8	515300		8
21/2427/FUL			12, Grovewood Close, Chorleywood, Rickmansworth, WD3 5PU	Demolition of existing dwelling and construction of replacement two storey detached dwelling with loft accommodation and associated works	Y	0	-1	-1	510759	demo rebuild	
21/2558/FUL			Vanmir 6 A, Nancy Downs, Oxhey Hall, Watford, WD19 4NF	Demolition of existing dwelling and construction of new two-storey detached dwelling and associated works	Y	1	0	1	510760	demo rebuild	

21/2559/PDM			62, High Street, Rickmansworth, Rickmansworth, WD3 1AJ	Prior Approval: Change of use of rear retail unit to residential (C3) with associated internal alterations, alterations to fenestration	Y	1	0	1	511849		1
21/2597/FUL			32, Crofters Road, Northwood, HA6 3ED	Demolition of the existing dwelling and construction of replacement two storey dwelling with loft accommodation served by rear dormer window	Y	1	0	1	510587	demo rebuild	
21/2615/FUL			87, Valley Road, Rickmansworth, Rickmansworth, WD3 4BL	Demolition of existing dwelling and erection of two storey dwelling with loft accommodation served by dormer windows and lower ground floor accommodation, associated parking and landscaping	Y	0	-1	-1	510170	demo rebuild	
22/0512/FUL			96, Wolsey Road, Moor Park, HA6 2EH	Variation of Condition 2 (Plan Numbers) of planning permission 21/2064/FUL (Demolition of existing dwelling and construction of two storey detached dwelling with accommodation in the roofspace served by dormers and rooflights) to include single storey sid	Y	1	0	1	510769	demo rebuild	
22/0544/FUL			9, Furze View, Chorleywood, Rickmansworth, WD3 5HT	Demolition of existing bungalow and construction of replacement four bedroom dwelling	Y	1	0	1	510770	demo rebuild	
22/1112/FUL			2 Church Cottages, Old Uxbridge Road, West Hyde,	Erection of two pairs of semi-detached dwellings and associated landscaping and parking	N	4	0	4	511868		4
22/1148/FUL			Beesons Yard, Bury Lane, Rickmansworth	Demolition of existing buildings and structures and construction of a 43-unit retirement living scheme (Use Class C3) with car parking and associated landscaping	Y	43	0	43	516342		43
22/1573/FUL			Little Liz, Old House Lane, Kings Langley, WD4 8RS	Change of use of land to provide for 4no. additional pitches for residential purposes together with the formation of hardstanding and driveway	N	4	0	4	512442		4
22/1830/FUL			4, Scots Hill, Croxley Green, Rickmansworth, WD3 3AD	Construction of two bedroom detached dwelling to rear of 4 Scots Hill accessed via Windmill Drive with associated access, parking and landscaping; boundary treatments including timber fence	Y	1	0	1	516962		1
22/2286/FUL			145, New Road, Croxley Green, Rickmansworth, WD3 3EN	Change of use from Class E(d) fitness studio to Class C3 to provide 3no. total one-bedroom residential flats (net gain of 2no.) including loft conversion with front rooflights and rear dormers, alterations to fenestration, alterations to external material	Y	3	-1	2	513758		2
23/0145/FUL			Rickmansworth Service Station, Victoria Close, Rickmansworth, Rickmansworth, WD3 4EQ	Demolition of existing buildings and construction of 4 no. x 2 storey semi-detached dwellings with accommodation within the roof served by rear dormers with associated access, parking and landscaping	Y	4	0	4	515243		4
23/0284/PDM			61, High Street, Abbots Langley, WD5 0AE	Prior notification: Change of use of building to a mixed used: retail (Class E) at ground floor and 2 bedroom flat at first floor level.	Y	1	0	1	515070		1
23/0343/FUL			Shannon House, Station Road, Kings Langley, WD4 8SE	Variation of Condition 1 (Time Limit) pursuant to planning permission 20/0369/PDR (Prior Notification: Change of use from Office (Class B1) to 74 Residential Units (Class C3)) to allow extension of standard time limit for completion	Y	74	0	74	515122		74
23/0605/FUL			22, Hamilton Road, Hunton Bridge, Kings Langley, WD4 8PZ	Demolition of existing dwelling and subdivision of site to create 2no. two storey detached dwellings with accommodation in the roof space including rear dormer windows with associated access, parking, bin store and landscaping works; boundary treatments i	Y	2	0	2	515251		1
23/0894/FUL			71, Quickley Lane, Chorleywood, Rickmansworth, WD3 5AE	Demolition of existing bungalow and construction of replacement bungalow with roof accommodation, served by front and rear dormer windows and front rooflight; installation of heat pump; alterations to frontage; and front and rear landscaping works	Y	1	0	1	515325	demo rebuild	
23/1032/FUL			Wildacre, The Woods, Northwood, Northwood, HA6 3EY	Demolition of existing dwelling and construction of two storey building with accommodation in the roofspace served by dormers and rooflights to create 8no.x 2 bedroom flats with associated basement, parking, bin store and ancillary works.	Y	0	-1	-1	515306	demo rebuild	
23/1071/FUL			11 Ladygate, Ladywood Close, Loudwater, Rickmansworth, WD3 4AY	Demolition of existing double garage and subdivision of plot and construction of two-storey dwelling including basement with associated retaining wall, timber fence, access, parking and landscaping works.	Y	1	0	1	515307		1
23/1073/PDM			Forge Works, Heronsgate Road, Chorleywood, Rickmansworth, WD3 5BB	Prior approval: Change of use from existing office (Use Class E) to (Use Class C3) residential dwelling with associated alterations to fenestration	Y	1	0	1	515326		1

23/1082/FUL			Elders, The Clump, Rickmansworth, WD3 4BD	Demolition of existing dwelling and construction of a replacement two storey detached dwelling with accommodation in the roofspace served by front/rear dormer windows and side/rear rooflights; provision of basement, double garage with habitable accommodation in the roofspace over garage served by side dormer window and rooflights with associated front/rear soft and hard landscaping works.	Y	0	-1	-1	516762	demo rebuild	
23/1259/FUL			121, Valley Road, Rickmansworth, WD3 4BN	Demolition of existing dwelling and construction of replacement two storey detached dwelling with roof accommodation served by rear dormer windows and side/rear rooflights with associated binstore, parking and landscaping works	Y	0	-1	-1	515334	demo rebuild	
23/1354/FUL			97, Valley Road, Rickmansworth, Rickmansworth, WD3 4BL	Demolition of existing single storey bungalow dwelling and erection of two storey replacement dwelling, including detached single-storey double garage and swimming pool with associated green roofs, heat pumps, solar panels, binstore, parking and landscapi	Y	0	-1	-1	515339	demo rebuild	
23/1731/PDM			Unit 8, Century Court, Tolpits Lane, Rickmansworth, Watford, WD18 9RS	Prior approval: Change of use of existing ground floor office (Use Class E(g)) to one dwelling (Use Class C3).	Y	1	0	1	516683		1
23/1761/FUL			8 The Courtway, Carpenders Park, Watford, WD19 5DW	Subdivision of existing dwelling and plot into two separate dwellinghouses including substantial demolition of existing dwelling and construction of single storey front, side and rear extensions, raised rear terraces, roof extension including front roofli	Y	0	-1	-1	516684	demo rebuild	
23/2015/FUL			40-92 Grove Court, Grove Crescent, Croxley Green, WD3 3JU	Demolition of Grove Court and the construction of 42 apartments, 19 x 1-bedroom and 23 x 2-bedroom units, associated parking and landscaping, cycle and refuse/recycling stores and shared access	Y	0	-26	-26	519126		-26
23/2150/FUL			45 High Street, Abbots Langley, Abbots Langley, WD5 0AA	Change of use of first floor storage (E) to 1 bed residential flat (C3); provision of external staircase and alterations to fenestration	Y	1	0	1	517685		1
24/0335/FUL			30, The Fairway, Northwood, Northwood, HA6 3DY	Demolition of existing dwelling and construction of two-storey detached dwelling with accommodation in the roof space served by rear juliet dormer and side and rear roof lights; with associated parking and landscaping works.	Y	0	-1	-1	518984	demo rebuild	
24/0488/FUL			Longlea, East Lane, Bedmond, Abbots Langley, WD5 0QG	Demolition of existing stables and barns; construction of single storey detached dwelling with associated boundary works, parking and landscaping works.	Y	1	0	1	521389		1
24/0530/FUL			132, Toms Lane, Kings Langley, Kings Langley, WD4 8NR	Demolition of existing dwelling and subdivision of site, construction of 2no. single storey detached dwellings with accommodation in the roofspace served by front/rear dormers, two storey rear projection and front/side/rear rooflights, with alterations to	Y	0	-1	-1	521391		
24/0545/PDM			Flat 5-7 A, College Road, Abbots Langley, Abbots Langley, WD5 0NR	Prior approval: Change of Use of existing Kitchen/Bathroom Showroom building (Class E) to Dwelling (Class C3).	Y	1	0	1	518991		1
24/0659/PDM			5-7 College Road, Abbots Langley, WD5 0NR	Prior approval: Change of use from (front shop unit) kitchen/bathroom shop (Class E) to (Use Class C3) dwelling.	Y	1	0	1	518993		
24/1601/FUL			6, Home Farm Road, Rickmansworth, Rickmansworth, WD3 1JU	Demolition of existing dwelling and new replacement two storey dwelling; associated with accomodation within the roofspace served by dormers first floor balcony, landscaping works, installation of solar panels and installation of an air source heat pump.	Y	0	-1	-1	521438	demo rebuild	
24/1672/FUL			16, Crofters Road, Northwood, Northwood, HA6 3ED	Demolition of existing dwelling and construction of replacement two storey detached dwelling with loft accommodation served by rear dormers, installation of solar panels, alterations to frontage and construction of detached outbuilding to rear	Y	0	-1	-1	521454	demo rebuild	
25/0008/RSP			Keepers Cottage, Solesbridge Lane, Chorleywood, Rickmansworth, WD3 5SU	Retrospective: Change of use of existing land for use as residential caravan site: construction of raised decking; construction of an outbuilding; installation of fencing and a gate; provision of hard standing; associated landscaping works and alterations	N	1	0	1	522844		
25/0092/RSP			90, Valley Walk, Croxley Green, Rickmansworth, WD3 3TG	Part Retrospective: Demolition of the existing semi-detached dwelling and erection of a semi-detached two-storey replacement dwelling including associated landscaping, hardstanding and installation of heat pump.	Y	0	-1	-1	522851	demo rebuild	

Three Rivers Totals:	416	-42	374		133
Report Total:	416	-42	374	inc. allocated	378

2023-2024

PP Ref	HCC Ref	HCC Ref	Address	Description	PDL	Gross Comp in Period	Losses in Year	Net Comp in Period	WISLISTPERM	Notes	Windfall
16/2516/FUL			Bullsland Farm, Bullsland Lane, Chorleywood, WD3 5BG	Part conversion, part demolition and construction of new buildings to create four dwellings with associated access, parking and landscaping	N	4	0	4	486484		4
18/2245/FUL			Springwater 36 A, Russell Road, Moor Park, HA6 2LR	Demolition and replacement of the existing two- storey dwelling and construction of a two storey detached dwelling including the use of roof space, retention of existing access points and ancillary works which include extensive landscaping, and alteration to existing site and neighbouring garden levels.	Y	1	0	1	495347	demo rebuild	
19/0990/FUL	Agent no longer involved		34, Eastbury Avenue, Northwood, HA6 3LN	Demolition of existing dwelling and erection of 7 apartments with basement parking	Y	7	0	7	498383		6

19/2133/FUL			St Andrews Road, South Oxhey	Demolition of existing buildings and provision of 345 residential units (Use Class C3) in 2 buildings ranging from 3-7 storeys including a 1 and 2 storey podium; 621sqm of flexible commercial floor space (Use Class A1-A5, B1, D1/D2); 1,754sqm retail floorspace (Use Class A1) podium and surface level car and cycle parking; landscaping; and associated works.	Y	41	0	41	503536	Allocated Site
20/0098/FUL			Bridge Motors 44, Church Street, Rickmansworth, WD3 1JE	Demolition of existing garage and associated buildings and structures and the erection of a 75-bed care home (use class C2) with car parking and associated landscaping	Y	42	0	42	503537	
20/0383/FUL			36, Eastbury Avenue, Northwood, HA6 3LN	Part Retrospective: Variation of Condition 2 (Plan Numbers) of planning permission 18/1381/FUL to make alterations to the design of the building and alterations to the floor plans and arrangement of the basement level parking	Y	9	0	9	502313	9
20/0806/FUL			Swan House, Homestead Road, Rickmansworth, WD3 1FX	Conversion of roof to provide two new flats including alterations to existing dormers and insertion of rooflights	Y	2	0	2	504142	

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20/1000/FUL			55, Penrose Avenue, Carpenders Park, Watford, WD19 5AB	Demolition of existing dwelling, subdivision of the site to provide two semi-detached bungalows with accommodatio n in the roof space served by front and rear dormers, provision of new vehicular access, associated car parking and amenity space	Y	0	-1	-1	505699	demo rebuild	0
20/1335/PDA			Bucks Hill Farm, Bucks Hill, Sarratt, WD4 9AP	Prior Notification: Change of use of existing agricultural building to three residential dwellings (Class C3) and associated works	Y	3	0	3	503548		3
20/1558/FUL			Pocklington House Development Site, Eastbury Avenue, Northwood, HA6 3LN	Variation of Condition 1 (plan numbers) pursuant to planning permission 20/0277/FUL to allow for alterations to unit sizes, bin store relocation, internal alterations, alterations to external materials, alterations to fenestration and additional surface level parking	Y	26	0	26	508522	Allocated Site	
20/1639/FUL			134, The Drive, Rickmansworth, WD3 4DP	Demolition of existing dwelling and erection of replacement dwelling with accommodatio n in roof space served by dormer windows and rooflights and basement	Y	1	0	1	503564	demo rebuild	

20/1858/AOD			West Herts College, Home Park Mill Link, Kings Langley, WD4 8LZ	Demolition of existing college building and redevelopment for a residential development of up to 65 flats [Appearance, Landscaping, Layout and Scale reserved]	Y	65	0	65	511822		
20/1881/FUL			Killingdown Farm, Little Green Lane, Croxley Green, WD3 3JJ	Demolition of existing buildings for residential development comprising two-storey houses and three-storey blocks of flats (160 dwellings in total), together with car parking, landscaping, and other associated works	N	26	0	26	509865	Allocated Site	
20/2594/FUL			Yogi Bhuvan, Chorleywood Road, Rickmansworth, WD3 4ER	Demolition of the existing dwelling and erection of replacement two storey dwelling with loft and basement level accommodation and associated hard and soft landscaping works including land level alterations	Y	0	-1	-1	504993	demo rebuild	
21/0009/FUL			The Liveries 4, Forge Mews 16, Church Street, Rickmansworth, WD3 1DH	Construction of one-bedroom dwellinghouse	Y	1	0	1	508862		1
21/0203/FUL			17, Hill Rise, Rickmansworth, Rickmansworth, WD3 7NY	Demolition of existing dwelling and erection of a two storey detached dwelling with front and rear projections and accommodation in the roof space	Y	1	0	1	505705	demo rebuild	

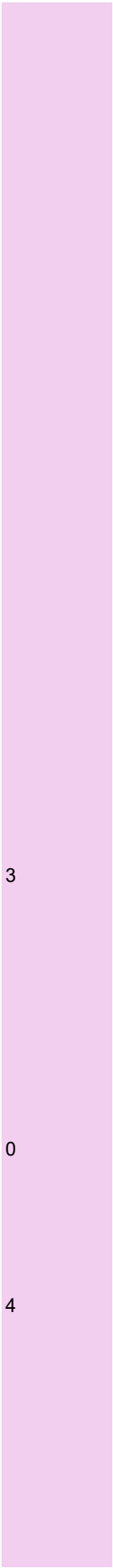
21/0206/FUL			8, Main Avenue, Moor Park, Northwood, HA6 2HJ	Variation of Condition 2 (Plan numbers) pursuant to 17/1524/FUL (Two storey rear extension and conversion of basement level from A1 (shops) use to one 1-bedroom flat) to incorporate an increased extension at lower ground floor level and alterations to fen	Y	1	0	1	508343
21/0637/FUL			Ashleigh 124, The Drive, Rickmansworth, WD3 4DP	Demolition of existing dwelling and subdivision of site, construction of two detached dwellings with accommodatio n within the roof served by dormers with associated works including new vehicular access onto The Drive and cycle and bin storage	Y	2	0	2	506327
21/1517/FUL			59 Kewferry Road, Northwood, HA6 2PQ	Demolition of existing dwelling and construction of replacement detached two storey dwelling with loft accommodatio n	Y	1	0	1	508664
21/1750/FUL			Blacketts End, Chalfont Lane, Chorleywood, WD3 5PP	Demolition of existing dwelling and construction of new dwelling and attached garage with alterations to existing access and erection of front boundary wall and gates	Y	1	0	1	507768

demo rebuild

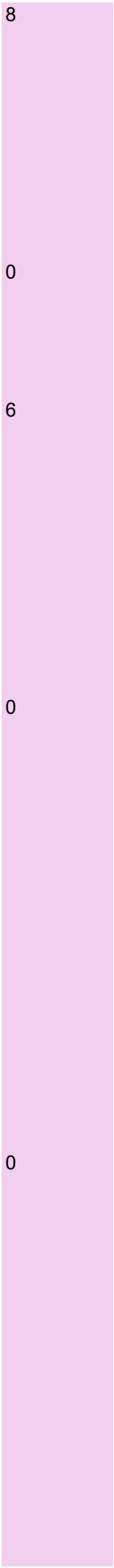
demo rebuild

21/2205/FUL			24, Wyatts Road, Chorleywood, WD3 5TE	Variation of Condition 2 (Plan Numbers) of planning permission 20/0355/FUL (Demolition of No. 24 and the erection of 7 dwellings on land to the rear of Nos. 20,22,26 and 28 Wyatts Road together with the construction of an associated access road) to alter design of dwellings including removal of chimneys, alterations to fenestration detailing; inclusion of new entrance gates, piers and fencing; alterations to landscaping; additional boundary details and bin storage and collection details	Y	7	0	7	508665
21/2270/FUL			The Nib, Dwight Road, Watford, WD18 9AD	Conversion of undercroft to form 3 residential units including associated enclosing walls and fenestration and alterations for additional car parking	Y	3	0	3	510758
21/2288/FUL			26, The Mount, Rickmansworth, WD3 4DW	Demolition of existing dwelling and construction of a two storey detached dwelling.	Y	1	0	1	508355
21/2515/PDA			Bullsland Farm, Bullsland Lane, Chorleywood, WD3 5BG	Prior Notification: Change of use of agricultural building to a four residential dwellings with operational works to building and associated curtilage	N	4	0	4	508646

demo rebuild

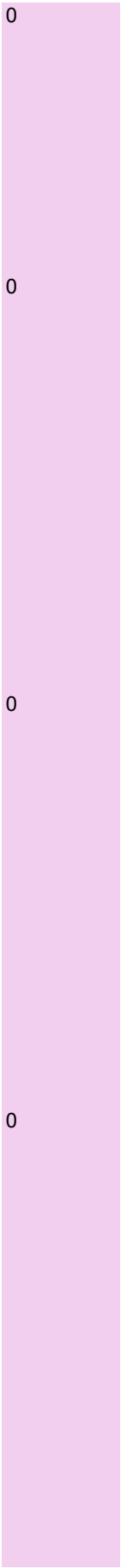


21/2539/PDU			Ashleigh Court, Solomons Hill, Rickmansworth	Prior Notification: One additional storey to provide 8 new residential units with private external terraces, plus cycle parking enclosure	Y	8	0	8	510585		
21/2542/FUL			Jonathans, Shire Lane, Chorleywood, Chorleywood, WD3 5NH	Demolition of existing bungalow and erection of a replacement two storey dwelling	Y	1	0	1	510586	demo rebuild	0
21/2590/FUL			Land At The Rear Of, Clovers Court, Chorleywood	Erection of six units within a single two storey flatted block (three 2-bed & three 1-bed), with associated parking, access, alterations to land levels and landscaping	Y	6	0	6	510423		6
22/0036/FUL			88, Valley Road, Rickmansworth, WD3 4BJ	Demolition of existing dwelling and erection of new three-storey replacement dwelling including attached single-storey garage, detached single-storey ancillary leisure outbuilding to rear garden, new vehicular access and alterations to frontage to accommo	Y	1	0	1	510762	demo rebuild	0
22/0227/FUL			165 - 167, Hampermill Lane, Oxhey Hall, WD19 4TF	Demolition of a pair of semi-detached buildings and erection of two pairs of three storey semi-detached dwellings to accommodate 4x3 bedroom dwellings with associated alterations to vehicular access and provision of landscaping and parking	Y	4	0	4	511852	demo rebuild	0



22/0512/FUL			96, Wolsey Road, Moor Park, HA6 2EH	Variation of Condition 2 (Plan Numbers) of planning permission 21/2064/FUL (Demolition of existing dwelling and construction of two storey detached dwelling with accommodatio n in the roofspace served by dormers and rooflights) to include single storey sid	Y	0	-1	-1	510769	demo rebuild	0
22/0544/FUL			9, Furze View, Chorleywood, Rickmansworth, WD3 5HT	Demolition of existing bungalow and construction of replacement four bedroom dwelling	Y	0	-1	-1	510770	demo rebuild	0
22/0682/RSP			25 27, High Street, Abbots Langley, WD5 0AA	Part Retrospective: Subdivision of single dwellinghouse into two independent dwellinghouses including single storey extension to rear and internal works including loft conversion	Y	2	0	2	511872		1
22/0773/FUL			70, Kindersley Way, Abbots Langley, WD5 0DQ	Demolition of existing side and rear extensions and garage; construction of part single part two storey rear extension to existing property, alterations to external appearance and fenestration of existing dwelling, sub division of site and construction of a house	Y	1	0	1	511873	demo rebuild	0

22/1246/FUL			Willow Cottage, Chalfont Lane, Chorleywood, WD3 5PP	Demolition of existing dwelling and erection of two storey detached dwelling with basement, erection of detached garage, and alterations to landscaping.	Y	0	-1	-1	512181	demo rebuild	0
22/1380/FUL			Cedarwood, South Park Avenue, Chorleywood, Rickmansworth, WD3 5DY	Demolition of existing bungalow/outbu ildings and construction of a two storey detached dwelling, heat pump, attached garage, including associated alterations to land levels, parking, landscaping and amenity space	Y	0	-1	-1	511876	demo rebuild	0
22/1381/FUL			50 Alva Way, Carpenders Park, Watford, WD19 5ED	Demolition of existing dwelling and construction of a new single storey dwelling with loft accommodatio n served by front and rear dormers, front rooflights, associated parking and construction of raised terrace to the rear	Y	0	-1	-1	512182	demo rebuild	0
22/1702/RSP			75, Quickley Lane, Chorleywood, WD3 5AE	Part Retrospective: Demolition of existing dwelling and construction of single storey detached dwelling with loft accommodatio n to create first floor level including front dormer, rear juliet balconies and rooflights with associated landscaping	Y	1	-1	0	515063	demo rebuild	0



22/2042/RSP			Hollymead, Bucks Hill, Sarratt, Kings Langley, WD4 9AT	Part Retrospective: Substantial demolition of existing dwelling and construction of single storey three bedroom bungalow with access, parking and associated works	Y	1	0	1	513753	demo rebuild	0
22/2043/FUL			11, Lynwood Heights, Rickmansworth, WD3 4ED	Demolition of existing dwelling and construction of a two storey detached dwelling with accommodatio n within the roof space including rear dormer and front rooflight; alterations to external materials	Y	1	-1	0	512512	demo rebuild	0
22/2122/FUL			78 Whitelands Avenue, Chorleywood, Rickmansworth, WD3 5RG	Demolition of existing dwelling and outbuilding and construction of single storey replacement dwelling and garden room with raised deck; installation of rooflights and solar panels with widening of vehicular access and driveway	Y	0	-1	-1	513754	demo rebuild	0
22/2335/FUL			Troutstream Gate, Kingfisher Lure, Loudwater, Rickmansworth, WD3 4ET	Demolition of existing dwelling and construction of two storey detached dwelling with lower basement with accommodatio n in the roof space served by rear dormer windows, side roof lights and solar panels with associated parking and landscaping works; alter	Y	0	-1	-1	513822	demo rebuild	0

23/0605/FUL			22, Hamilton Road, Hunton Bridge, Kings Langley, WD4 8PZ	Demolition of existing dwelling and subdivision of site to create 2no. two storey detached dwellings with accommodation in the roof space including rear dormer windows with associated access, parking, bin store and landscaping works; boundary treatments i	Y	0	-1	-1	515251	
23/0665/RSP			68, Pheasants Way, Rickmansworth, WD3 7HA	Part Retrospective: Demolition of existing bungalow and construction of two storey detached dwelling with accommodation in the roof space served by rear dormer window and front/side rooflights with alterations to landlevels, steps and ramp, heat pump, par	Y	0	-1	-1	515247	demo rebuild
23/0894/FUL			71, Quickley Lane, Chorleywood, Rickmansworth, WD3 5AE	Demolition of existing bungalow and construction of replacement bungalow with roof accommodation n, served by front and rear dormer windows and front rooflight; installation of heat pump; alterations to frontage; and front and rear landscaping works	Y	0	-1	-1	515325	demo rebuild

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23/1281/FUL			150 A, Toms Lane, Kings Langley, Kings Langley, WD4 8NZ	Part Retrospective: Demolition of existing bungalow and construction of replacement bungalow with accommodatio n in the roof served by front and rear dormer windows and side rooflights, render to the exterior with associated parking and landscaping works.	Y	0	-1	-1	515867	demo rebuild	0
23/1800/RSP			Paganella, The Green, Sarratt, Rickmansworth, WD3 6BH	Part Retrospective: Demolition of existing dwelling and construction of replacement dwelling with associated landscaping	Y	0	-1	-1	516344	demo rebuild	0
23/2003/CLED			Ashwood, Bucks Hill, Sarratt, Kings Langley, WD4 9AP	Certificate of Lawfulness Existing Use: Use of existing building as (C3) residential dwelling	Y	1	0	1	516688	cert of lawfulness	
Three Rivers Totals:						276	-16	260			49
Report Total:						276	-16	260			

2022-2023

PP Ref	HCC Ref	HCC Ref	Address	Description	PDL	Gross Comp in Period	Losses in Year	Net Comp in Period	WISLISTPERM	Notes	Windfall
Borough/District Name			Three Rivers								
16/2062/FUL			Rear Of, 17 And 19 West Way, Rickmansworth, WD3 7EH	Erection of two storey detached dwelling and alterations to access and landscaping	N	1	0	1	491966		1
16/2247/FUL	enquiries@architectscorporation.co.uk		119 New Road, Croxley Green, WD3 3EN	Single storey rear extension and change of use of existing first floor to provide 1x 2 bedroom flat	Y	1	0	1	485770		1
17/0558/FUL	agent no longer involved		Paddock House 12, Chestnut Avenue, Rickmansworth, WD3 4HB	Demolition of existing dwelling and construction of replacement two storey dwelling with accommodation in roofspace served by dormers and rooflights	Y	1	0	1	487344	demo rebuild	0
17/1364/FUL			The Hayloft, Bullsland Farm, Bullsland Lane, Chorleywood, WD3 5BG	Conversion of Hayloft from a mixed use of residential and commercial to independent residential dwelling with associated parking and curtilage	Y	1	0	1	489503		1
17/1750/FUL			2A Berks Hill, Chorleywood, WD3 5AQ	Erection of detached two storey building with lower ground floor level to provide two flats including alterations to existing building and associated parking and amenity space provision	Y	2	0	2	496008		2
17/2674/FUL			Beechen Hill House, Sarratt Lane, Loudwater, WD3 6AA	Demolition of existing and construction of replacement two storey dwelling including alterations to land levels	Y	1	0	1	491642	demo rebuild	0

18/1502/FUL			117 New Road, Croxley Green, WD3 3EN	Demolition of existing garage/outbuilding and construction of a single storey rear extension and two storey rear extension, loft conversion including rear dormer and front rooflights to extend existing D1 use	Y	1	0	1	510382	d	0
18/1550/FUL			Whitestocks Farm, Loudwater Lane, Loudwater, WD3 4AL	Demolition of existing dwelling and erection of replacement detached dwelling with basement	Y	1	0	1	494171	demo rebuild	0
18/1577/AOD			Land Adjoining Notley Croft, Bedmond Road, Bedmond, WD5 0QE	Approval of Details: Details pursuant to Condition 1 of Outline Permission 17/1607/OUT comprising access, appearance, landscaping, layout and scale for construction of two dwellings	N	2	0	2	494764		0
18/1664/FUL			Development Site, Kings View Farm, Toms Lane, Kings Langley, WD4 8NH	Construction of a detached two storey dwelling including Juliet balcony to rear, with associated hardstanding and landscaping including alterations to levels, change of use of land to residential and installation of gates	Y	1	0	1	494176		1

19/1009/FUL			30, Bishops Avenue, Northwood, HA6 3DG	Demolition of existing dwelling at No.30 and erection of a replacement two storey detached dwelling with accommodatio n in the roofspace. Alterations to the siting of boundary between No.28 and 30 and alterations to frontage. Demolition of existing single storey side extension and garage and construction of two storey side and rear extension with rooflights to side of No.28.	Y	1	0	1	498384	demo rebuild	0
19/1132/PDA			Roseacre, Bedmond Road, Bedmond	Prior Notification: Change of use of existing agricultural building to two residential dwellings with associated curtilage and works	N	2	0	2	498385		0
19/1695/FUL			175, New Road, Croxley Green, Rickmansworth, WD3 3HB	Construction of single storey front, side and rear extensions and change of use of ground floor from retail (Use Class A1) to two one bedroom flats (Use Class C3)	Y	2	0	2	499343		2

19/2133/FUL			St Andrews Road, South Oxhey	Demolition of existing buildings and provision of 345 residential units (Use Class C3) in 2 buildings ranging from 3-7 storeys including a 1 and 2 storey podium; 621sqm of flexible commercial floor space (Use Class A1-A5, B1, D1/D2); 1,754sqm retail floorspace (Use Class A1) podium and surface level car and cycle parking; landscaping; and associated works.	Y	150	0	150	503536	Allocated Site	150
19/2284/FUL			73, Valley Road, Rickmansworth, WD3 4BL	Demolition of existing dwelling and construction of replacement dwelling with accommodation within roof served by rear dormer and rooflights	Y	1	0	1	501248	demo rebuild	0
19/2484/RSP			38, Eastbury Avenue, Northwood, HA6 3LN	Part Retrospective: Erection of three storey building with habitable roof space to create 8 x 2-bed self-contained flats with associated parking on basement level, cycle and refuse store, amenity areas, raised terrace and landscaping following demolition	Y	8	0	8	501259		8

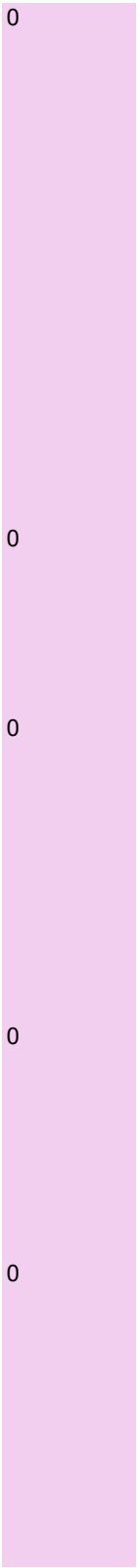
19/2496/FUL			35, Beacon Way, Rickmansworth, WD3 7PF	Demolition of existing dwelling and erection of detached two storey dwelling with accommodation in the roof space, creation of new vehicular crossover to create carriage driveway and associated landscaping.	Y	1	0	1	501260	demo rebuild	0
20/0268/FUL			7, Clements Road, Chorleywood, WD3 5JS	Demolition of the existing dwelling and construction of replacement detached dwelling with loft accommodation served by front, side and rear dormers, creation of a carriage driveway to frontage including provision of a new vehicular crossover.	Y	1	0	1	502310	demo rebuild	0
20/0287/FUL			Silverdene, Sarratt Lane, Loudwater, WD3 4AS	Demolition of existing dwelling and erection of a detached dwelling with associated access, parking and amenity space. Erection of front gate and piers	Y	1	0	1	502312	demo rebuild	0
20/0356/FUL			Grove Lodge, Old Shire Lane, Chorleywood, WD3 5PW	Demolition of existing bungalow and outbuildings and erection of two storey detached dwelling, detached summer house, and carport, associated car parking and landscaping	Y	1	0	1	501271	demo rebuild	0

20/0411/FUL			Great Poplars, Rasehill Close, Chorleywood, WD3 4EW	Demolition of the existing dwelling and construction of replacement dwelling with lower ground floor, accommodatio n within roof, two storey coach house and raised patio	Y	1	0	1	501274	demo rebuild	0
20/0549/FUL			6, Berkeley Close, Abbots Langley, WD5 0XA	Proposed dwelling and joint extensions with existing dwelling including creation of continuous 'porch' on front elevation, single storey rear extensions and rooflights	N	1	0	1	507296		1
20/0592/FUL			Rondo, Sandy Lane, Northwood, HA6 3ER	Demolition of existing dwelling and garage and construction of replacement dwelling and detached garage and associated works	Y	1	0	1	502315	demo rebuild	0
20/0682/FUL			Hamelin 24, Batchworth Lane, Northwood, HA6 3DR	Demolition of existing dwelling, and construction of two storey detached dwelling with accommodatio n in the roof space	Y	1	0	1	502321	demo rebuild	0
20/1468/FUL			Sarum, Templepan Lane, Chandlers Cross, WD3 4NH	Demolition of existing dwelling and construction of replacement dwelling and associated works	Y	1	0	1	503553	demo rebuild	0

20/1558/FUL			Pocklington House Development Site, Eastbury Avenue, Northwood, HA6 3LN	Variation of Condition 1 (plan numbers) pursuant to planning permission 20/0277/FUL to allow for alterations to unit sizes, bin store relocation, internal alterations, alterations to external materials, alterations to fenestration and additional surface level parking	Y	14	0	14	508522		0
20/1619/FUL			8, Armitage Close, Loudwater, WD3 4HL	Demolition of existing bungalow and garage building and construction of relocated two storey detached house with associated hardstanding, including land level alterations and front boundary treatment	Y	1	0	1	503562	demo rebuild	0
20/2541/FUL			East Glade, London Road, Rickmansworth, WD3 1JR	Variation of Condition 2 (Approved Plans) of planning permission 19/0376/FUL (Proposed new detached dwelling with integral garage to replace demolished dwelling) to allow extension of first floor study / sunroom and reduction of ground floor	Y	1	0	1	504358		0
21/0070/FUL			121, Valley Road, Rickmansworth, Rickmansworth, WD3 4BN	Demolition of existing dwelling and construction of replacement dwelling	Y	0	-1	-1	505704	demo rebuild	0

21/0203/FUL			17, Hill Rise, Rickmansworth, Rickmansworth, WD3 7NY	Demolition of existing dwelling and erection of a two storey detached dwelling with front and rear projections and accommodation in the roof space	Y	0	-1	-1	505705	demo rebuild	0
21/0902/PDR			Emperor House 12 and 12A, Church Street, Rickmansworth, WD3 1BS	Prior Notification: Change of use from offices (Use Class B1a) to residential (Use Class C3) to accommodate 9 residential units	Y	9	0	9	506645		0
21/1186/FUL			Hazlemere 42, Quickley Lane, Chorleywood, WD3 5AF	Demolition of existing bungalow and construction of 2 two storey semi-detached dwellings with associated access and landscaping.	Y	2	0	2	507303		1
21/1750/FUL			Blacketts End, Chalfont Lane, Chorleywood, WD3 5PP	Demolition of existing dwelling and construction of new dwelling and attached garage with alterations to existing access and erection of front boundary wall and gates	Y	0	-1	-1	507768	demo rebuild	0
21/2100/FUL			Agrawal Manor, London Road, Rickmansworth, WD3 1JT	Demolition of detached dwelling and erection of replacement two-storey detached dwelling with basement	Y	1	-1	0	508352	demo rebuild	0

21/2282/FUL			178, Highfield Way, Rickmansworth, WD3 7PJ	Variation of Condition 2 (approved plans) pursuant to planning permission 20/2821/FUL (Demolition of existing dwelling and construction of two storey detached dwelling with accommodatio n in the roofspace including alterations to landscaping) to allow for	Y	1	0	1	508354		
21/2288/FUL			26, The Mount, Rickmansworth, WD3 4DW	Demolition of existing dwelling and construction of a two storey detached dwelling.	Y	0	-1	-1	508355	demo rebuild	0
21/2385/FUL			15, Bourne End Road, Northwood, HA6 3BP	Demolition of existing dwelling and construction of replacement two storey dwelling with loft accommodatio n served by side and rear dormers	Y	1	-1	0	508644	demo rebuild	0
21/2558/FUL			Vanmir 6 A, Nancy Downs, Oxhey Hall, Watford, WD19 4NF	Demolition of existing dwelling and construction of new two-storey detached dwelling and associated works	Y	0	-1	-1	510760	demo rebuild	0
21/2597/FUL			32, Crofters Road, Northwood, HA6 3ED	Demolition of the existing dwelling and construction of replacement two storey dwelling with loft accommodatio n served by rear dormer window	Y	0	-1	-1	510587	demo rebuild	0



22/0036/FUL			88, Valley Road, Rickmansworth, WD3 4BJ	Demolition of existing dwelling and erection of new three-storey replacement dwelling including attached single- storey garage, detached single- storey ancillary leisure outbuilding to rear garden, new vehicular access and alterations to frontage to accommo	Y	0	-1	-1	510762	demo rebuild	0
22/0059/RSP			2 Mayston Cottages 41, 41 Lower Road, Chorleywood, WD3 5LQ	Retrospective: Conversion of single residential dwelling to two residential dwellings and associated alterations	Y	2	-1	1	511850		1
22/0227/FUL			165 - 167, Hampermill Lane, Oxhey Hall, WD19 4TF	Demolition of a pair of semi- detached buildings and erection of two pairs of three storey semi- detached dwellings to accommodate 4x3 bedroom dwellings with associated alterations to vehicular access and provision of landscaping and parking	Y	0	-2	-2	511852	demo rebuild	0
22/0604/CLED			The Goslings, Bottom Lane, Sarratt, WD3 6DL	Certificate of Lawfulness for Existing Use: Use of part of the existing stable building for residential purposes ancillary to the wider equestrian use of the site	Y	1	0	1	510772		1

22/0682/RSP			25 27, High Street, Abbots Langley, WD5 0AA	Part Retrospective: Subdivision of single dwellinghouse into two independent dwellinghouses including single storey extension to rear and internal works including loft conversion	Y	0	-1	-1	511872	
22/1199/FUL			228 Gosforth Lane, South Oxhey, WD19 7PG	Subdivision of a dwelling into two dwellinghouses consisting of one three bed dwelling and one, one bed dwelling	Y	2	-1	1	511922	
22/2042/RSP			Hollymead, Bucks Hill, Sarratt, Kings Langley, WD4 9AT	Part Retrospective: Substantial demolition of existing dwelling and construction of single storey three bedroom bungalow with access, parking and associated works	Y	0	-1	-1	513753	demo rebuild
Three Rivers Totals:						220	-15	205		
Report Total:						220	-15	205		

0

1

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171

20

2021-2022

PP Ref	HCC Ref	HCC Ref	Address	Descripti on	PDL	Gross Comp in Period	Losses in Year	Net Comp in Period	Notes	Windfall
Borough/District			Three Rivers							
09/1334/ FUL	15286	15286	48 Bucknalls Lane, Garston, WD25 9JQ	Erection of replacem ent dwelling	Y	1	0	1	demo rebuild	0
16/1057/ FUL			6, Parnell Close, Abbots Langley, WD5 0DZ	Erection of a detached two storey dwelling on amenity land to side of flats within Parnell Close including creation of carriage drive with vehicular access onto Love Lane	Y	1	0	1		1

16/1218/ FUL			Burford House, Rickmansworth Road, Chorleywood, WD3 5SQ	Demolition of existing care home and construction of replacement three storey care home with additional basemen t, associate d parking and landscapi ng	Y	26	0	26	demo rebuild	0
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16/2427/ FUL	info@c- architecture.com		Oxhey Cottage, The Woods, Northwood, HA6 3EY	Demolitio n of existing dwelling and erection of replacem ent two storey detached dwelling with basemen t and roof accomm odation, erection of detached garage and associate d landscapi ng works	Y	0	-1	-1	demo rebuild	0
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16/2753/ FUL			Haradwaith, Homefield Road, Chorleywood, WD3 5QJ	Demolitio n of existing bungalow and constructi on of two pairs of semi- detached dwellings including accomm odation in roofspac e and ancillary works including alteration s to land levels and associate d parking and landscapi ng	Y	4	0	4		3
17/0143/ FUL			37, Crofters Road, Northwood, HA6 3EB	Demolitio n of existing dwelling and erection of replacem ent detached dwelling with alteration s to landscapi ng	Y	1	0	1	demo rebuild	0

17/1290/ FUL			22, Summerhouse Way, Abbots Langley, WD5 0DY	Demolition of 24 existing apartmen ts and redevelo pment to provide 43 apartmen ts (9 x one-bed and 34 x two-bed) and a three-bed dwelling house and associate d developm ent including parking and landscapi ng	Y	44	0	44		
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17/1436/ AOD			Land At South Oxhey Central, South Oxhey	Approval of Details: Details pursuant to Condition 18 of hybrid planning permission 16/0005/FUL comprising layout, scale, appearance and landscaping for Phase 2 Land At South Oxhey Central	Y	48	0	48	Previous Allocation	
17/1565/ FUL			Land adj 1, The Queens Drive, Mill End, WD3 8LN	Demolition of existing garage and erection of attached 2 bedroom dwelling house with garden, driveway and access alterations and works to existing dwelling	Y	1	0	1		1

17/1825/ FUL			Three Acres, Toms Lane, Kings Langley, WD4 8NA	Demolition of existing dwelling and builders yard buildings and redevelopment of the site with four detached dwellings and associated gardens and car parking with access to the dwellings via existing entrance to the site from T	Y	0	-1	-1	demo rebuild	0
18/1109/ FUL			Land adj, Old House Lane, Abbots Langley	Removal of existing livery yard buildings and erection of detached dwelling with parking and garden	Y	1	0	1		1

18/1178/ FUL			17, Beacon Way, Rickmansworth, WD3 7PQ	Demolition of existing dwelling and erection of two storey detached dwelling.	Y	1	0	1	demo rebuild	0
18/1744/ FUL	agent no longer involved		34 Green Street, Chorleywood, WD3 5QR	Demolition of garages and erection of two storey building with further roof accommodation to provide six flats, with associated garden, car parking and landscaping Land And Garages Rear Of 2-34 Green Street	Y	6	0	6		6

18/1769/ FUL			Land Adjacent Lakeview, Railway Terrace, Kings Langley	Erection of 28 residential units, together with car parking, open space, landscapi ng and new vehicular and pedestria n access from Railway Terrace	N	14	0	14		0
18/2128/ FUL			Land adj 1-8 Adrian House, Adrian Road, Abbots Langley	Variation of Condition 2 (Plan Numbers) of planning permissio n 17/1843/ FUL to include erection of new bin store, removal of rear outbuildin g, refuse and recycling arrangem ents, Construct ion Manage ment Plan, drainage details	Y	1	0	1		1

18/2229/ FUL			Red Court, Park Avenue, Chorleywood, WD3 5DU	Variation of Condition 2 (Approved Plans) of planning permission 18/1014/FUL to alter external materials and fenestration design and alterations to roof of proposed front projection	Y	1	0	1		0
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18/2245/ FUL			Springwater 36 A, Russell Road, Moor Park, HA6 2LR	Demolition and replacement of the existing two- storey dwelling and constructi on of a two storey detached dwelling including the use of roof space, retention of existing access points and ancillary works which include extensive	Y	0	-1	-1	demo rebuild	0
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18/2283/ FUL			High View Caravan Park, Toms Lane, Kings Langley	Demolition of garages and change of use of land to accomm odate 2 residentia l park homes with associate d works to boundary treatment and parking areas	Y	2	0	2		2
19/0032/ FUL			30, The Clump, Rickmansworth, WD3 4BQ	Demolition of existing dwelling and erection of two storey detached dwelling with accommodation in the roof space, associated landscaping and alterations including gates to frontage.	Y	1	0	1	demo rebuild	0

19/0041/ FUL			Tanglewood 9, Chalfont Lane, Chorleywood, WD3 5PR	Demolition of existing dwelling and construction of replacement dwelling	Y	1	0	1	demo rebuild	0
19/0300/ FUL			Chalfont Court, Uxbridge Road, Rickmansworth, WD3 7AR	Alteration to elevations, insertion of gables to the front, single storey side extension to the rear part of the building, alterations to the roof form, increase in ridge height and insertion of dormers to side and rear roof slopes,	Y	3	0	3		3

19/0337/ FUL			Aviemore, 65 Lower Road, Chorleywood, WD3 5LA	Demolition of existing detached bungalow and garage and erection of a two storey detached building with further accomm odation in the roofspace containin g 7 apartmen ts (7 x 2bed), modified vehicular access, forecourt parking,	Y	7	0	7		6
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19/1647/ FUL			53 55, Cheshire Drive, Leavesden, WD25 7GP	Demolition of existing building and redevelopment to provide a 3 storey building comprising 8 flats (3 x 1 bedroom, 3 x 2 bedroom and 2 x 3 bedroom) with associated private and communal amenity space including balconies, landscaping	Y	8	0	8		8
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19/1700/ FUL			Norfolk House, Chorleywood Road, Rickmansworth, WD3 4ER	Demolition of existing dwelling, subdivision of the site and construction of two new two storey detached dwellings with accommodation within the roof with associated parking and landscaping	Y	2	0	2		1
19/1868/ FUL			7, Nancy Downs, Oxhey Hall, WD19 4NF	Demolition of existing dwelling and construction of two storey dwelling with accommodation within the roof, raised patio to rear and extension to drive	Y	1	-1	0	demo rebuild	0

19/2134/ FUL			197, Watford Road, Croxley Green, WD3 3EH	Demolitio n of existing workshop outbuildin g and erection/ modificati on of existing single storey rear extension , conversio n of existing ground floor A5 restauran t space into 2 flats, loft conversio n including rear dormer extending	Y	2	-1	1		1
19/2284/ FUL			73, Valley Road, Rickmansworth, WD3 4BL	Demolitio n of existing dwelling and constructi on of replacem ent dwelling with accomm odation within roof served by rear dormer and rooflights	Y	0	-1	-1	demo rebuild	0

19/2365/ FUL			Oxhey Hall Farm, Hampermill Lane, Oxhey Hall, Watford, WD19 4NU	Conversi on of existing granary barn to a one bedroom residential unit including internal and external alteration s, with associate d parking and landscapi ng	N	1	0	1		1
20/0203/ FUL			103, Westbury Road, Northwood, HA6 3DA	Demolitio n of existing dwelling and constructi on of replacem ent dwelling	Y	1	0	1	demo rebuild	0

20/0357/ FUL			5, Bourne End Road, Northwood, HA6 3BP	Demolition of existing house and erection of a replacement two storey dwelling with accommodation within the roof served by front rooflights and rear dormer and patio area to rear	Y	1	0	1	demo rebuild	0
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20/0570/ FUL			Rose And Crown Public House, Old Common Road, Chorleywood, WD3 5LW	Variation of Condition 2 (Approve d Plans) of planning permissio n 17/0820/ FUL (Erection of a pair of semi- detached houses with accomm odation within the roofspac e with associate d parking and landscapi ng) to include an	Y	2	0	2		0
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20/0622/ FUL			1 A, Links Way, Croxley Green, WD3 3RG	Front porch; single storey rear extension ; single storey side extension and conversion of garage to habitable accommodation; roof extension ; subdivision of site and creation of semi-detached two storey dwelling with	Y	1	0	1		1
20/0682/ FUL			Hamelin 24, Batchworth Lane, Northwood, HA6 3DR	Demolition of existing dwelling, and construction of two storey detached dwelling with accommodation in the roof space	Y	0	-1	-1	demo rebuild	0

20/1223/ FUL			89, Northwick Road, South Oxhey, WD19 6QN	Subdivisi on of site and constructi on of an attached two storey dwelling with associate d works including formation of new vehicular access to the existing dwelling 89 Northwic k Road.	N	1	0	1		1
20/1296/ FUL			20, Berry Way, Mill End, WD3 7EY	Demolitio n of existing dwelling and erection of replacem ent two storey dwelling	Y	0	-1	-1	demo rebuild	0

20/1419/ FUL	davidcarroll909@btinternet.com		31, Sandy Lodge Lane, Moor Park, Northwood, HA6 2HZ	Variation of Condition 2 of application 18/1509/FUL (Demolition of existing detached dwelling and erection of a two storey detached dwelling with basement) to allow for increase in depth at ground floor level,, alterations to	Y	1	0	1		0
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20/1476/ FUL			Barn South East Of Old Mill House, Solesbridge Lane, Chorleywood	Variation of Condition 2 (Approve d Plans) of planning permissio n 20/0654/ FUL (Conversi on of agricultur al barn into a single residential dwelling with associate d access, demolitio n of stable and erection of a new outbuildin	N	1	0	1		1
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20/1537/ FUL	agent no longer involved		86, Highfield Way, Rickmansworth, WD3 7PH	Variation of Condition s 2 (Approve d Plans), 3 (Material s), 6 (Energy Saving Measure s) and 7 (Parking) of planning permissio n 19/1166/ FUL: (Demoliti on of the existing dwelling and constructi on of detached two storey	Y	1	0	1		0
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20/1564/ FUL			131 & 138, Watford Road, Croxley Green, WD3 3DX	Demolition of existing residential dwelling and erection of two storey building with accommodation within roof served by rooflights to be used as a dental surgery (Use Class D1), including change of use of site from residential to D1 (Dental Surgery)	Y	1	0	1	demo rebuild	0
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20/1639/ FUL			134, The Drive, Rickmansworth, WD3 4DP	Demolition of existing dwelling and erection of replacement dwelling with accommodation in roof space served by dormer windows and rooflights and basement	Y	0	-1	-1	demo rebuild	0
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20/1707/ FUL			2, Phillipshill Cottages Old Shire Lane, Chorleywood, WD3 5PN	Subdivisi on of garden plot, demolitio n of a garage, proposed erection of a detached dwellingh ouse with accomm odation within the roof served by rear dormers and front rooflights and installatio n of new vehicular access	Y	1	0	1		1
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20/1834/ PDL			Chorleywood West Post Office 35, Lower Road, Chorleywood, WD3 5LQ	Prior Notificati on: Conversi on of ground floor level from retail floorspac e (Class A1) to form one self- contained dwelling (Class C3) and associate d building operation s	Y	1	0	1		0
20/1882/ FUL			24, The Mount, Rickmansworth, WD3 4DW	Demolitio n and constructi on of a replacem ent two storey dwelling including accomm odation in the roof space	Y	1	0	1	demo rebuild	0

20/2123/ PDR			Sterling Rose House, 52 High Street, Rickmansworth, WD3 1AJ	Prior Notification: Change of use from Office to six residential units	Y	6	0	6		0
20/2436/ RSP			Wycliffe Court, Pinehurst Close, Abbots Langley, WD5 0LZ	Retrospective: Conversion of communal room to provide one bedroom self-contained residential unit for social rent	Y	1	0	1		1

20/2631/ FUL			Garage 8, The Garth, Abbots Langley, WD5 0JJ	Variation of Condition s 5 (Affordab le Housing), Condition 9 (Hard and Soft Landscap ing), Condition 12 (Parking Bays) and Condition 13 (Energy Statemen t) pursuant to planning permissio n 19/2396/ FUL (Demoliti	Y	4	0	4	4	4
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20/2841/ FUL			83, Gosforth Lane, South Oxhey, WD19 7DL	Demoliti on and reconstru ction of existing structural walls of dwelling, replacem ent of roof structure, new rendered and brick facades, demolitio n of existing outbuildin g and reconstru ction of dwelling to existing dimensio ns including two-	Y	1	-1	0	demo rebuild	0
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21/0540/ RSP			Vivikt, Chorleywood Road, Rickmansworth, WD3 4EP	Part Retrospe ctive: Demolitio n of existing five bedroom dwelling and constructi on of two five- bedroom detached dwellings including basemen t, bin stores to front, associate d works and alteration s to access arrangem ents	Y	0	-1	-1		0
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21/0620/ FUL			Northcotts, Long Elms Close, Abbots Langley	Redevelop- ment of site to including demolition of existing building and construction of three storey apartment block consisting of 18no. two- bedroom dwellings with balconies to front and rear and associated landscaping, parking	Y	0	-32	-32		0
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21/0637/ FUL			Ashleigh 124, The Drive, Rickmansworth, WD3 4DP	Demolition of existing dwelling and subdivision of site, construction of two detached dwellings with accommodation within the roof served by dormers with associated works including new vehicular access onto The Drive and cycle and bin	Y	0	-1	-1		0
21/1186/ FUL			Hazlemere 42, Quickley Lane, Chorleywood, WD3 5AF	Demolition of existing bungalow and construction of 2 two storey semi-detached dwellings with associated access and landscaping.	Y	0	-1	-1	demo rebuild	0

21/1517/ FUL			59 Kewferry Road, Northwood, HA6 2PQ	Demolition of existing dwelling and construction of replacement detached two storey dwelling with loft accomm odation	Y	0	-1	-1	demo rebuild	0
21/2190/ FUL			Rosebank, Shire Lane, Chorleywood, WD3 5NH	Change of use of ancillary residential accommodation within second floor level to dental surgery (Class E)	Y	0	-1	-1		0

21/2205/ FUL			24, Wyatts Road, Chorleywood, WD3 5TE	Variation of Condition 2 (Plan Numbers) of planning permissio n 20/0355/ FUL (Demoliti on of No. 24 and the erection of 7 dwellings on land to the rear of Nos. 20,22,26 and 28 Wyatts Road together with the constructi on of an	Y	0	-1	-1		0
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21/2282/ FUL			178, Highfield Way, Rickmansworth, WD3 7PJ	Variation of Condition 2 (approve d plans) pursuant to planning permissio n 20/2821/ FUL (Demoliti on of existing dwelling and constructi on of two storey detached dwelling with accomm odation in the roofspac e including	Y	0	-1	-1	0	
Three Rivers Totals:							203	-49	154	88
Report Total:							203	-49	154	

Res Completions (inc Losses) between 2020-2021

PP Ref	HCC Ref	HCC Ref	Address	Description	PDL	Gross Comp in Period	Losses in Year	Net Comp in Period	Notes	Windfall
Borough/District			Three Rivers							
06/0698/ FUL	17488	17488	19 Russell Road, Moor Park, HA6 2LJ	Erection of replacement dwelling	Y	1	0	1	demo rebuild	0
11/2618/ FUL			Land At The Rear Of Crindau, Homefield Road, Chorleywood	Erection of new private dwelling and detached garage to vacant plot	N	1	0	1		1
14/0527/ FUL			123, Greenfield Avenue, Carpenders Park, Watford, WD19 5DG	Demolition of existing dwelling and erection of new dwelling with garage at lower ground level, accommodation in roofspace and alterations to frontage including lowering existing land levels	Y	1	0	1	demo rebuild	0

14/1168/ FUL			Boundary Way, Abbots Langley	Demolition of 24 flats, shop and community building and removal of garages and creation of 56 new 1, 2 and 3 bed homes consisting of two to three storey buildings together with new shop, community facilities including community gardens, parking, landscapi	Y	12	0	12	Previous Allocation	
14/2333/ FUL			7, Askew Road, Moor Park, Northwood, HA6 2JE	Demolition of existing dwelling and erection of replacement dwelling	Y	1	-1	0	demo rebuild	0
15/0140/ FUL			Land Adjacent To 16, On The Hill, Carpenders Park	Construction of new end of terrace house	N	1	0	1		1

16/0005/ FUL			St Andrews Road, South Oxhey	Hybrid planning application for the phased comprehensive redevelopment of the land at South Oxhey (South Oxhey Central, Maylands Road, Hayling Road and Hallows Crescent) to include the demolition of existing buildings and provision of residential led mix	Y	0	-126	-126	Previous Allocation	0
16/0225/ PDA			Barn At, Dellfield Farm, Plough Lane, Sarratt	Prior Notification: Change of use of existing agricultural barn to one self contained residential dwelling (Class C3) and associated works	N	1	0	1		1

16/0964/ FUL			Croxley House, The Green, Croxley Green, WD3 3JB	Variation of Condition 2 (Approved Plans) of planning permission 14/2141/FUL to allow alterations to the footprint and layout of the approved care home	Y	17	0	17		0
16/1873/ FUL			1, Greenhills Close, Rickmansworth, WD3 4BW	Demolition of existing dwelling and construction of replacement dwelling including garage at basement level and alterations to land levels	Y	1	0	1	demo rebuild	0

16/2061/ PDA			Ash Meadow, Deadmans Ash Lane, Sarratt	Prior Notification: Change of use of existing agricultural barn to one residential dwelling with associated curtilage and works	N	1	0	1	0
17/0049/ FUL			33, The Drive, Rickmansworth, Rickmansworth, WD3 4EA	Demolition of existing dwelling and construction of two storey dwelling, accommodation in roofspace and detached garage to front of dwelling	Y	1	0	1 demo rebuild	0

17/0143/ FUL			37, Crofters Road, Northwood, HA6 3EB	Demolition of existing dwelling and erection of replacement detached dwelling with alterations to landscaping	Y	0	-1	-1	0
17/0415/ PDA			Barn Near Junction Of Bottom Lane, Red Lion Lane, Sarratt	Prior Notification: Change of use of existing agricultural barn to one self contained residential dwelling (Class C3) and associated works	N	1	0	1	0

17/0558/ FUL	agent no longer involved		Paddock House 12, Chestnut Avenue, Rickmansworth, WD3 4HB	Demolition of existing dwelling and construction of replacement two storey dwelling with accommodation in roofspace served by dormers and rooflights	Y	0	-1	-1	demo rebuild	0
17/0827/ FUL			The Firs 34 A, Astons Road, Moor Park, Northwood, HA6 2LD	Demolition of existing dwelling and construction of replacement two storey dwelling with additional accommodation in the roof space and associated landscaping works	Y	1	-1	0		0

17/0883/ FUL	gill.dean@levitt-partnership.co.uk		35 and 37, Muirfield Road, South Oxhey, Watford, WD19 6LW	Demolition of two existing dwellings and construction of three two storey terraced dwellings with associated alterations to landscaping, parking and access	Y	3	0	3	1
17/1436/ AOD			Land At South Oxhey Central, South Oxhey	Approval of Details: Details pursuant to Condition 18 of hybrid planning permission 16/0005/FUL comprising layout, scale, appearance and landscaping for Phase 2 Land At South Oxhey Central	Y	126	0	126	0

17/1482/ FUL			18, Gallows Hill Lane, Abbots Langley, WD5 0DA	Demolition of no. 18 Gallows Hill Lane and construction of five detached dwellings on land to the rear with associated access, landscaping, parking and alterations to existing access	N	5	0	5	4
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17/1573/ FUL	Agent no longer involved		1, Gleneagles Close, South Oxhey, WD19 6LS	First floor side extension and subdivision of existing five- bedroom dwelling to create one one- bedroom dwelling and one three- bedroom dwelling with associated alterations to access and landscaping	Y	2	-1	1	1
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17/1869/ FUL	andy@dusek.co.uk		The Clump, Rickmansworth, Rickmansworth, WD3 4BD	Variation of Condition 2 (Approved Plans) of planning permission 17/1255/FUL to include alterations to the dwelling on Plot 2 including increase in footprint of garage; first floor front extension above double garage; additional side and rear rooflights; alterations to roof above the single storey side projection serving	Y	2	0	2	0
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17/2077/ FUL			368 Garages Rear Of 12 To 14, Bowring Green, South Oxhey	Demolition of existing garages and construction of 6 no. 2 bed 4 person flats for temporary accommodation with associated car parking and landscaping	Y	6	0	6	6
17/2254/ FUL			25, Woodhall Lane, South Oxhey, WD19 6EX	Subdivision of dwelling to create separate independent dwelling with associated vehicular accesses and parking	Y	1	0	1	1

17/2606/ FUL			Garages Rear Of 22 To 28, Ashridge Drive, South Oxhey, WD19 6QG	Erection of 2 no. 2 bed 3 person wheelchair user flats, 4 no. 2 bed 4 person flats and associated car parking and landscaping	Y	6	0	6	6
18/0007/ FUL			66, Northwick Road, South Oxhey, Watford, WD19 6NG	Demolition of existing garage and construction of attached two storey dwelling with associated works including subdivision of site and introduction of vehicular access	Y	1	0	1	1
18/0115/ FUL	neil@wren- designs.co.uk		188, Links Way, Croxley Green, Rickmansworth, WD3 3RN	Erection of an attached three bedroom dwelling.	Y	1	0	1	1

18/0223/ FUL			Mansion House Farm, Bedmond Road, Abbots Langley	Demolition of existing equestrian centre and redevelopment of the land for 15 dwellinghouses and 2 flats (17 units in total) with associated vehicular access, car parking, landscaping and engineering works	N	17	0	17	Allocated Site	
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18/0320/ FUL			Red House, Dog Kennel Lane, Chorleywood, WD3 5EL	Partial demolition of existing dwelling and construction of two storey rear extensions and single storey rear extension; subdivision of site and construction of one new five bedroom detached dwelling with basement level and detached double garage and extension to existing hardstanding	N	1	0	1	1
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18/1227/ FUL			72, Batchworth Lane, Northwood, Northwood, HA6 3HF	Demolition of existing dwelling and erection of a two storey detached dwelling with accommodation in the roofspace served by rear dormer window and rooflights and provision of single storey outbuilding to the rear.	Y	1	0	1	demo rebuild	0
18/1235/ FUL			148, Gosforth Lane, South Oxhey, WD19 7RD	Demolition of existing dwelling and erection of two storey detached dwelling and provision of a new vehicular crossover	Y	1	0	1	demo rebuild	0

18/1408/ PDA			Poachers Retreat, Penmans Green, Sarratt, WD4 9AY	Prior Notification: Change of use of agricultural building to a residential dwelling with operational works to building	Y	1	0	1	demo rebuild	0
18/1515/ FUL			High Corner, Chorleywood Road, Rickmansworth, WD3 4EP	Variation of condition 2 (plan numbers) to allow changes to external appearance and removal of conditions 5 (tree protection scheme) and 6 (landscaping scheme) pursuant to planning permission 17/1830/FUL.	Y	1	0	1		0

18/1769/ FUL			Land Adjacent Lakeview, Railway Terrace, Kings Langley	Erection of 28 residential units, together with car parking, open space, landscaping and new vehicular and pedestrian access from Railway Terrace	N	14	0	14	28
18/1888/ FUL			Montrose 111, Toms Lane, Kings Langley, WD4 8NP	Change of use of part dwelling and hostel to single dwellinghouse (Use Class C3)	Y	1	-1	0	1

18/1938/ FUL			Eastbury Corner 13 Eastbury Avenue, Northwood, HA6 3LE	Demolition of dwellinghouse and construction of three storey building consisting of five residential flats with balconies and associated refuse, recycling, access, cycle and car parking facilities.	Y	5	0	5	4
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18/2075/ FUL	agent no longer involved		224, Abbots Road, Abbots Langley, Abbots Langley, WD5 0BP	Demolition of existing dwelling and construction of replacement dwelling with accommodation within roofspace served by dormers and rooflights, construction of detached garage with rooflights and extension to drive	Y	1	0	1	demo rebuild	0
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18/2255/ CLPD	consult.bids@gmail. com		12, Woodhall Lane, South Oxhey, Watford, WD19 6HD	Certificate of Lawfulness Proposed Development: Change of use from dwelling house (C3) to a six person Houses of Multiple Occupation (HMO) (C4)	Y	1	-1	0	0
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18/2284/ RSP	info@gsparchitects. co.uk		42, Russell Road, Moor Park, Northwood, HA6 2LR	Part Retrospective: Demolition of existing dwelling and construction of two storey detached dwelling with accomodation within the roofspace served by rear dormer windows; insertion of partial basement	Y	1	0	1	demo rebuild	0
18/2388/ PDA			Toad Hall, Finches Avenue, Redheath, WD3 4LN	Prior Notification: Proposed change of use of an agricultural building to a residential dwelling with operational works to building.	Y	1	0	1		0

18/2416/ PDA			New Oak Farm, Junction of Flaunden Lane +, Ollieberrie Lane , Belsize, WD3 4NT	Prior Notification: Change of use of agricultural building to a residential dwelling with operational works to building and associated curtilage	Y	1	0	1	0
19/0038/ FUL			2, The Courtway, Carpenders Park, Watford, WD19 5DW	Demolition of existing bungalow and construction of three bungalows with associated parking and accessed, including access onto Greenfield Avenue	Y	3	0	3	2

19/0041/ FUL			Tanglewood 9, Chalfont Lane, Chorleywood, WD3 5PR	Demolition of existing dwelling and construction of replacement dwelling	Y	0	-1	-1	demo rebuild	0
19/0111/ NMA			25, Bedford Road, Moor Park, Northwood, HA6 2AY	Omission of basement and associated stairways, omission of chimney within south east elevation and alterations to first floor rear fenestration	Y	1	0	1		0
19/0263/ FUL			The Hudson, 32 Eastbury Avenue, Northwood, HA6 3LN	Amendment to internal layout and fenestration at basement level to create one new residential unit	Y	1	0	1		1

19/0315/ FUL			Delgany, Solesbridge Lane, Chorleywood, WD3 5SW	Demolition of existing garage, subdivision of site and erection of a new detached dwelling and single storey side extension, increase in ridge height and insertion of rooflights and formation of a new vehicular access and drive to serve existing dwelling	Y	1	0	1	1
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19/0332/ FUL			The Studio, Community Way, Croxley Green	Demolition of the existing building and erection of two storey building to accommodate one two-bed flat at ground floor and one, one-bed maisonette at first floor level	Y	2	0	2	2
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19/0337/ FUL			Aviemore, 65 Lower Road, Chorleywood, WD3 5LA	Demolition of existing detached bungalow and garage and erection of a two storey detached building with further accommodation in the roofspace containing 7 apartments (7 x 2bed), modified vehicular access, forecourt parking, refuse and cycle storage and amenity space	Y	0	-1	-1	demo rebuild	0
19/0550/ FUL			373, Prestwick Road, South Oxhey, WD19 6UL	Conversion of existing dwelling into two dwellings including subdivision of site, alterations to fenestrations and extension to drop kerb	Y	2	-1	1		1

19/0990/ FUL	Agent no longer involved		34, Eastbury Avenue, Northwood, HA6 3LN	Demolition of existing dwelling and erection of 7 apartments with basement parking	Y	0	-1	-1	0
19/1009/ FUL			30, Bishops Avenue, Northwood, HA6 3DG	Demolition of existing dwelling at No.30 and erection of a replacement two storey detached dwelling with accommodation in the roofspace. Alterations to the siting of boundary between No.28 and 30 and alterations to frontage. Demolition of existing single storey side extension and garage and construction of two storey side and rear extension with rooflights to side of No.28.	Y	0	-1	-1 demo rebuild	0

19/1284/ FUL			Delgany, Solesbridge Lane, Chorleywood, WD3 5SW	Demolition of the existing dwelling (Delgany) and detached garage, and erection of three detached 'chalet style' bungalows including formation of a new shared vehicular crossover and access drive and associated landscaping	Y	3	-1	2	2
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19/1486/ FUL			Kenilworth, Parrotts Close, Croxley Green, Rickmansworth, WD3 3JZ	Demolition of existing detached dwelling and erection of detached two storey replacement dwelling including accommodation in the roof space and associated external works	Y	1	0	1	demo rebuild	0
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19/1647/ FUL			53 55, Cheshire Drive, Leavesden, WD25 7GP	Demolition of existing building and redevelopment to provide a 3 storey building comprising 8 flats (3 x 1 bedroom, 3 x 2 bedroom and 2 x 3 bedroom) with associated private and communal amenity space including balconies, landscaping, car parking, cycle storage and refuse and recycling storage.	Y	0	-1	-1	demo rebuild	0
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19/1700/ FUL			Norfolk House, Chorleywood Road, Rickmansworth, WD3 4ER	Demolition of existing dwelling, subdivision of the site and construction of two new two storey detached dwellings with accommodation within the roof with associated parking and landscaping	Y	0	-1	-1	demo rebuild	0
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19/1710/ RSP			21, Alva Way, Carpenders Park, Watford, WD19 5EE	Retrospective: Demolition of existing dwelling and construction of replacement bungalow with accommodation within the roofspace served by front and rear dormer; construction of outbuilding for use as a residential annexe and alterations to driveway.	Y	1	0	1	demo rebuild	0
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19/1937/ FUL			225, Prestwick Road, South Oxhey, WD19 6EJ	Part Retrospective: Substantial demolition of existing dwelling and reconstruction of two storey end of terrace dwelling including loft conversion with rear dormer window and insertion of rooflights, single storey front, side and rear extension	Y	1	-1	0	demo rebuild	0
19/2444/ FUL			2, Hornhill Road, Maple Cross, WD3 9TF	Subdivision of site and conversion into two dwellinghouses with associated parking	Y	2	-1	1		1

19/2496/ FUL			35, Beacon Way, Rickmansworth, WD3 7PF	Demolition of existing dwelling and erection of detached two storey dwelling with accommodation in the roof space, creation of new vehicular crossover to create carriage driveway and associated landscaping.	Y	0	-1	-1	demo rebuild	0
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20/0136/ FUL			Beacon Way Residential Home, 3 Beacon Way, Rickmansworth, WD3 7PQ	Construction of part single storey, part two storey rear extension to existing care facility to create four self-contained Affordable Rented residential units with on-site staff accommodation and construction of detached summerhouse in rear garden	Y	4	-1	3	3
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20/0186/ RSP			19, Batchworth Lane, Northwood, HA6 3DU	Part Retrospective: Demolition of existing dwelling and erection of a replacement detached dwellinghouse with loft accommodation served by rear dormer and rooflights, alterations to front driveway and new front boundary treatment	Y	1	-1	0	demo rebuild	0
20/0203/ FUL			103, Westbury Road, Northwood, HA6 3DA	Demolition of existing dwelling and construction of replacement dwelling	Y	0	-1	-1	demo rebuild	0

20/0268/ FUL			7, Clements Road, Chorleywood, WD3 5JS	Demolition of the existing dwelling and construction of replacement detached dwelling with loft accommodation served by front, side and rear dormers, creation of a carriage driveway to frontage including provision of a new vehicular crossover.	Y	0	-1	-1	demo rebuild	0
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20/0287/ FUL			Silverdene, Sarratt Lane, Loudwater, WD3 4AS	Demolition of existing dwelling and erection of a detached dwelling with associated access, parking and amenity space. Erection of front gate and piers	Y	0	-1	-1	demo rebuild	0
20/0321/ RSP			148, Prestwick Road, South Oxhey, WD19 6LB	Retrospective: Change of use of a single dwellinghouse (C3) to a seven bedroom House in Multiple Occupation (HMO) (Sui Generis) and provision of a bike store, bin store and car parking	Y	1	-1	0		0

20/0356/ FUL			Grove Lodge, Old Shire Lane, Chorleywood, WD3 5PW	Demolition of existing bungalow and outbuildings and erection of two storey detached dwelling, detached summer house, and carport, associated car parking and landscaping	Y	0	-1	-1	demo rebuild	0
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20/0357/ FUL			5, Bourne End Road, Northwood, HA6 3BP	Demolition of existing house and erection of a replacement two storey dwelling with accommodation within the roof served by front rooflights and rear dormer and patio area to rear	Y	0	-1	-1	demo rebuild	0
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20/0411/ FUL			Great Poplars, Rasehill Close, Chorleywood, WD3 4EW	Demolition of the existing dwelling and construction of replacement dwelling with lower ground floor, accommodation within roof, two storey coach house and raised patio	Y	0	-1	-1	demo rebuild	0
20/0507/ PDR			Penn House, 30 High Street, Rickmansworth, WD3 1ER	Prior Notification: Change of use from Office (Class B1) to 8 Residential Units (Class C3)	Y	8	0	8		0

20/0592/ FUL			Rondo, Sandy Lane, Northwood, HA6 3ER	Demolition of existing dwelling and garage and construction of replacement dwelling and detached garage and associated works	Y	0	-1	-1	demo rebuild	0
20/0607/ FUL			28, Chapel Close, Watford, WD25 7AR	Subdivision of site and construction of two storey end of terrace four-bedroom dwelling with loft accommodation and associated works including new vehicular access	N	1	0	1		1

20/1419/ FUL	davidcarroll909@btinternet.com		31, Sandy Lodge Lane, Moor Park, Northwood, HA6 2HZ	Variation of Condition 2 of application 18/1509/FUL (Demolition of existing detached dwelling and erection of a two storey detached dwelling with basement) to allow for increase in depth at ground floor level,, alterations to arched detail to front elevation to include new window, alterations to fenestration detail, addition of first floor rear balcony and omission of basement accommodation.	Y	0	-1	-1	1
20/1468/ FUL			Sarum, Templepan Lane, Chandlers Cross, WD3 4NH	Demolition of existing dwelling and construction of replacement dwelling and associated works	Y	0	-1	-1 demo rebuild	0

20/1537/ FUL	agent no longer involved		86, Highfield Way, Rickmansworth, WD3 7PH	Variation of Conditions 2 (Approved Plans), 3 (Materials), 6 (Energy Saving Measures) and 7 (Parking) of planning permission 19/1166/FUL: (Demolition of the existing dwelling and construction of detached two storey dwelling with raised access to front, raised decking area to rear and alterations to frontage) to allow increase in height of dwelling, alterations to fenestration, changes to external materials and boundary treatment and changes to energy saving measures	Y	0	-1	-1	demo rebuild	0
20/1542/ CLED			The Workshop, 17A Heronsgate Road, Chorelywood, WD3 5BN	Certificate of Existing Use: Use of building as an independent dwelling	Y	1	0	1		1

20/1564/ FUL			131 & 138, Watford Road, Croxley Green, WD3 3DX	Demolition of existing residential dwelling and erection of two storey building with accommodation within roof served by rooflights to be used as a dental surgery (Use Class D1), including change of use of site from residential to D1 (Dentist) and change of use of existing dental surgery at No.138 to residential flat (Use Class C3)	Y	0	-1	-1	demo rebuild	0
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20/1619/ FUL			8, Armitage Close, Loudwater, WD3 4HL	Demolition of existing bungalow and garage building and construction of relocated two storey detached house with associated hardstanding, including land level alterations and front boundary treatment	Y	0	-1	-1	demo rebuild	0
20/1882/ FUL			24, The Mount, Rickmansworth, WD3 4DW	Demolition and construction of a replacement two storey dwelling including accommodation in the roof space	Y	0	-1	-1	demo rebuild	0

20/2503/ CLED			Mill Reach, 97A Uxbridge Road, Rickmansworth, WD3 7DJ	Certificate of Lawfulness Existing Use: Independent use of dwelling house from the Veterinary Surgery	Y	1	0	1	0
20/2702/ CLED			49 Caldwell Road, South Oxhey, WD19 6EP	Certificate of Lawfulness Existing Use: Use of existing dwelling house as two self-contained dwellings	Y	2	-1	1	1
Three Rivers Totals:						277	-161	116	75
Report Total:						277	-161	116	

2019-2020

PP Ref	HCC Ref	HCC Ref	Address	Descripti on	PDL	Gross Comp in Period	Losses in Year	Net Comp in Period	Notes	Windfall
Borough/District			Three Rivers							
14/1432/ FUL			8A, Bucknalls Close, Garston, Watford, WD25 9NB	Demolitio n of 8A and 8B Bucknalls Close and constructi on of two and three storey front, side and rear extension s to Parkview and conversio n of three existing flats to provide one House of Multiple Occupati on (HMOs) for 6 people	Y	0	-5	-5		0

14/2498/ FUL	Agent no longer involved		Newlands, Chorleywood Road, Rickmansworth, WD3 4EP	Demolition of existing dwelling and construction of two detached dwellings with accommodation in roofspace and associated parking and landscaping	Y	2	0	2		1
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16/0005/ FUL			St Andrews Road, South Oxhey	Hybrid planning applicatio n for the phased compreh ensive redevelo pment of the land at South Oxhey (South Oxhey Central, Maylands Road, Hayling Road and Hallowes Crescent) to include the demolitio n of existing buildings and provision f	Y	84	0	84		Allocated site
16/0676/ FUL			The Presbystery, St Josephs Roman Catholic Church, Oxhey Drive, South Oxhey, WD19 7SW	Subdivisi on of dwelling to create two self contained flats	Y	2	-1	1		1

16/0927/ FUL	duncan@duncangib son.com		Pine Cottage, Quickley Rise, Chorleywood, WD3 5PE	Demolition of existing dwelling and erection of two detached dwellings and alterations to landscaping	Y	2	0	2		1
16/1078/ PDR			Pinnacle House, Home Park Industrial Estate, Station Road, Kings Langley, WD4 8LZ	Prior Notification: Change of use from Office (Class B1) to 91 Residential units (Class C3)	Y	91	0	91		0

16/1112/ FUL			87, Wolsey Road, Moor Park, HA6 2ER	Demolition of existing dwelling and erection of replacement two storey detached dwelling with basement level and associated landscaping alterations	Y	1	0	1		0
16/1236/ FUL	architect@countera ndking.co.uk		8, Grovewood Close, Chorleywood, WD3 5PU	Demolition of existing detached bungalow and erection of two- storey detached dwelling with basement level and alterations to frontage	Y	1	0	1		0

16/1378/ FUL			Woodland Heights, 7 Greenhills Close, Rickmansworth, WD3 4BW	Demolition of existing dwelling and erection of replacement detached two storey dwelling with second floor accommoda- tion served by rear dormers	Y	1	0	1		0
16/2197/ PDR	lakotadesign@btop enworld.com		142, New Road, Croxley Green, WD3 3EP	Prior Notifica- tion: Change of use of first floor from Office (Class B1) to 3 Residenti- al units (Class C3)	Y	3	0	3		0

16/2426/ FUL			Greenways, Burfield Road, Chorleywood, Rickmansworth, WD3 5NS	Demolition of existing dwelling and erection of replacement two storey detached dwelling with roof accommodation and basement and associated landscaping works including raised patio to rear	Y	1	0	1		0
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16/2673/ FUL			British Gas Transco, Wharf Lane, Rickmansworth	Variation of Condition s 2 (Approve d Plans), 7 (Vehicula r Access) and 8 (Access and Parking) of planning permissio n 16/1398/ FUL to amend undercrof t car parking layout, include single storey cycle/pla nt building	Y	48	0	48		0
16/2726/ FUL	ann-marie@tonyholt design.co.uk		46, The Clump, Rickmansworth, Rickmansworth, WD3 4BQ	Demolitio n of existing dwelling and erection of new detached two storey dwelling	Y	1	0	1		0

16/2759/ PDR	admin@lewisplanning.co.uk		Unit 3, Century Court, Tolpits Lane, Rickmansworth, Watford, WD18 9SS	Prior Notification: Change of use from Office (Class B1) to 10 Residential units (Class C3)	Y	10	0	10		0
17/0049/ FUL			33, The Drive, Rickmansworth, WD3 4EA	Demolition of existing dwelling and construction of two storey dwelling, accommodation in roofspace and detached garage to front of dwelling	Y	0	-1	-1		0
17/0068/ ENFNOT			The Annexe, Quickmoor Lane, Bucks Hill, Kings Langley, WD4 9AX	Conversion of annexe to separate dwelling.	Y	1	0	1		1

\			Bury Hall, Bury Lane, Rickmansworth, WD3 1DX	Demolition of existing hall and provision of 17no. units of temporary residential accommodation with associated car parking and landscape works	Y	17	0	17		17
17/0481/ PDR	pdines@geraldev.com		Unit 1, Century Court, Tolpits Lane, Rickmansworth, Watford, WD18 9SS	Prior Notification: Change of use from Office (Class B1) to 12 Residential units (Class C3)	Y	12	0	12		0
17/0580/ PDA			Highwood Hall, Highwoodhall Lane, Pimlico, Hemel Hempstead, HP3 8PY	Prior Notification: Change of use of existing agricultural barn to a dwellinghouse	N	1	0	1		0

17/0665/ FUL	patrick@homeplans harefield.com		104, High Street, Rickmansworth, Rickmansworth, WD3 1AQ	Creation of second floor level and subdivisi on of first floor level to create a total of three one- bedroom flats	Y	3	-1	2		2
17/0717/ FUL			The Dog And Partridge Public House, Old Mill Road, Hunton Bridge, Kings Langley, WD4 8RB	Two storey rear extension and conversio n of public house to five flats, conversio n of detached outbuildin g to residentia l to provide one flat, and associate d works to parking, refuse and amenity and alteration s to	Y	5	0	5		5

17/0739/ FUL	Agent no longer involved		67, Kewferry Road, Northwood, Northwood, HA6 2PQ	Demolitio n of existing dwelling and erection of two detached dwellings with associate d landscapi ng	Y	0	-1	-1		1
17/0883/ FUL	gill.dean@levitt- partnership.co.uk		35 and 37, Muirfield Road, South Oxhey, Watford, WD19 6LW	Demolitio n of two existing dwellings and constructi on of three two storey terraced dwellings with associate d alteration s to landscapi ng, parking and access	Y	0	-2	-2		0

17/0895/ FUL	rachel.caplin@prest onbennett.co.uk		11 Eastbury Avenue, Northwood, HA6 3LB	Demolition of existing dwelling and erection of a three- storey apartmen t block comprisin g 9 x two- bedroom residentia l apartmen ts with associate d parking, landscapi ng and alteration s to access	Y	9	0	9		8
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17/1010/ FUL	sid.hadjioannou@tu rley.co.uk		Carpenders Park Farm Cottages, Oxhey Lane, Carpenders Park	Demolitio n of existing buildings and provision of 76-bed care home, with landscapi ng improve ments, the upgradin g of an existing access, provision of car parking, and associate d infrastruc ture	Y	42	0	42		0
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17/1061/ FUL	spencer.guy@levita te.co.uk		Land R/O, The Glade 46, Watford Road, Northwood, HA6 3PL	Variation of Condition 2 (Approve d Plans) of planning permissio n 16/1567/ FUL to include alteration s to roof design and extended basemen t, ground and first floor level; alteration s to fenestrati on; alteration s to external	Y	1	0	1		0
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17/1290/ FUL			22, Summerhouse Way, Abbots Langley, WD5 0DY	Demolition of 24 existing apartmen ts and redevelo pment to provide 43 apartmen ts (9 x one-bed and 34 x two-bed) and a three-bed dwelling house and associate d developm ent including parking and landscapi ng	Y	0	-24	-24		29
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17/1371/ FUL	robert.mackenzie- grieve@cgms.co.uk		Land To The Rear Of 189 To 191 Watford Road, Winton Approach, Croxley Green	Demolitio n of existing building and constructi on of part two storey and part three storey residential block comprisin g four flats with associate d parking and landscapi ng	Y	4	0	4		4
17/1388/ FUL			Land adj Leavesden Court, Mallard Road, Abbots Langley, WD5 0GT	Construct ion of two attached two storey dwellingh ouses with associate d parking and landscapi ng and constructi on of six new parking spaces	Y	2	0	2		2

17/1567/ FUL	sally.thompson@rocktownsend.co.uk		The Grapevine Public House, Prestwick Road, South Oxhey, WD19 6XY	Demolition of Public House and erection of one three-storey and one two-storey residential block, comprising a total of 33 flats with associated parking and landscaping	Y	33	0	33		Allocated site
17/1606/ FUL			12, Farm Way, Northwood, HA6 3EF	Demolition of existing dwelling and erection of detached two storey dwelling with accommodation in the roof space	Y	1	0	1		0

17/1733/ FUL			23, The Drive, Rickmansworth, WD3 4EA	Demolition of existing dwelling and construction of detached two storey dwelling with roof level accommodation	Y	1	0	1		0
17/1893/ FUL			Grange Cottage, Long Lane, Heronsgate, Rickmansworth, WD3 5BU	Demolition of existing gatehouse cottage and construction of replacement Chalet style gatehouse cottage	Y	1	0	1		0
17/2169/ FUL			The Mulberry Bush, Dawes Lane Sarratt, Rickmansworth, WD3 6BQ	Erection of agricultural workers dwelling with associated curtilage	Y	1	0	1		1

17/2579/ FUL	raymond.york@hotmail.com		18, Birkdale Gardens, South Oxhey, Watford, WD19 7AW	Demolition of existing dwelling and erection of new detached two storey dwelling	Y	1	0	1		0
17/2628/ FUL	csmith@litmusconsultancy.com		26, Hoylake Gardens, South Oxhey, WD19 6LG	Demolition of existing four dwellings and construction of five two-storey dwellings with associated alterations to landscaping, parking and access	Y	5	-4	1		1
17/2678/ FUL	agent no longer involved		High Beeches, Chorleywood Road, Rickmansworth, Rickmansworth, WD3 4EL	Demolition of existing bungalow and erection of a new five-bedroom detached dwelling	Y	1	0	1		0

18/0145/ FUL			9, Park Close, Rickmansworth, WD3 1QH	Demolition of existing dwelling and construction of a new dwelling house comprising of two storey and loft conversion with basement and associated landscape works	Y	0	-1	-1		0
18/0398/ PDR	yakovlevy1@gmail. com		76A High Street, Rickmansworth, WD3 1AJ	Prior Notification: Change of use from offices (Class B1) to a single residential unit (Class C3)	Y	1	0	1		0

18/0857/ FUL	mitesh@templebard esign.com		21, The Drive, Rickmansworth, WD3 4EA	Demolitio n of existing dwelling and constructi on of replacem ent two storey dwelling with basemen t and accomm odation within the roof served by dormers and rooflights	Y	1	0	1		0
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18/1061/ FUL	vas.manga@tenpoi ntfive.co.uk		37, Westbury Road, Northwood, Northwood, HA6 3DB	Demolitio n of existing house and constructi on of replacem ent two storey dwelling with accomm odation in the roofspac e (Applicati on to Vary Condition 2 (Approve d Plans) and Remove Condition 3 (Material s)	Y	1	0	1		0
18/1178/ FUL			17, Beacon Way, Rickmansworth, WD3 7PQ	Demolitio n of existing dwelling and erection of two storey detached dwelling.	Y	0	-1	-1		0

18/1227/ FUL			72, Batchworth Lane, Northwood, Northwood, HA6 3HF	Demolition of existing dwelling and erection of a two storey detached dwelling with accommodation in the roofspace served by rear dormer window and rooflights and provision of single storey outbuilding to the rear.	Y	0	-1	-1		0
18/1235/ FUL			148, Gosforth Lane, South Oxhey, WD19 7RD	Demolition of existing dwelling and erection of two storey detached dwelling and provision of a new vehicular crossover	Y	0	-1	-1		0

18/1313/ FUL			Fairways Farm Rear Of 67, Bucknalls Lane, Garston, WD25 9NE	Variation of condition 10 (Affordab le Housing) pursuant to planning permissio n 16/2076/ OUT: To vary the tenure and tenure split of the affordabl e housing provision	N	100	0	100		0
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18/1381/ FUL	ayeatman@hghcon sulting.com		36, Eastbury Avenue, Northwood, Northwood, HA6 3LN	Demolitio n of existing buildings and redevelo pment to provide a total of 9 self- contained apartmen ts within a three storey building including accomm odation in roof space and basemen t car parking, a revised vehicular access, landscapi ng and	Y	0	-1	-1		0
18/1689/ FUL			Winchwood, Windmill Hill, Chipperfield, Kings Langley, WD4 9DA	Demolitio n of existing dwelling and constructi on of replacem ent two storey dwelling	Y	1	-1	0		0

18/1938/ FUL			Eastbury Corner 13 Eastbury Avenue, Northwood, HA6 3LE	Demolition of dwellinghouse and construction of three storey building consistin g of five residentia l flats with balconies and associated refuse, recycling, access, cycle and car parking facilities.	Y	0	-1	-1		0
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18/2413/ FUL			72, Eastwick Crescent, Mill End, Rickmansworth, WD3 8YJ	Demolition of existing detached bungalow and erection of a replacement detached bungalow including accommodation in the roofspace served by rear dormer window and front rooflights and provision of a single storey detached garage	Y	1	-1	0		0
19/0006/ CLED	gschofield@savills.com		Acre Wood, Dimmocks Lane, Sarratt, Rickmansworth, WD3 6AP	Certificate of Lawfulness Existing Use: Continuous use of The Outbuildings as an independent dwellinghouse since December 2014	N	1	0	1		0

19/0032/ FUL			30, The Clump, Rickmansworth, WD3 4BQ	Demolition of existing dwelling and erection of two storey detached dwelling with accommoda- tion in the roof space, associated landscaping and alterations including gates to frontage.	Y	0	-1	-1		0
19/0038/ FUL			2, The Courtway, Carpenders Park, Watford, WD19 5DW	Demolition of existing bungalow and construction of three bungalows with associated parking and accessed, including access onto Greenfield Avenue	Y	0	-1	-1		0

19/0093/ NMA			Land Adjoining Thistle Lodge, Bedmond Road, Abbots Langley, WD5 0QB	Installatio n of 3 No. PV Solar panels to the front roofslope of each dwelling	N	3	0	3		0
19/0111/ NMA			25, Bedford Road, Moor Park, Northwood, HA6 2AY	Omission of basemen t and associate d stairways , omission of chimney within south east elevation and alteration s to first floor rear fenestrati on	Y	0	-1	-1		0

19/0146/ FUL			Daimar, Bedmond Road, Bedmond, WD5 0QE	Demolition of existing dwelling, associated outbuildings and commercial buildings and erection of four detached dwellings and garages with associated access and landscaping	Y	0	-1	-1		0
19/0308/ CLED			24, Berry Way, Mill End, Rickmansworth, WD3 7EY	Certificate of Lawfulness Existing Development: Use of dwelling as two self contained dwellings	Y	2	-1	1		1

19/0328/ FUL	graham@hawkinse ades.co.uk		The Old Stores, Rickmansworth Road, Chorleywood, Rickmansworth, WD3 5SQ	Conversi on of existing residential dwelling into three residential units	Y	3	-1	2		2
19/0547/ CLED			45, Ilkley Road, South Oxhey, Watford, WD19 6XL	Certificat e of Lawfulne ss for an Existing Use: Use of the property as a Use Class C4 House in Multiple Occupati on	Y	1	-1	0		0
19/1197/ FUL			27, Gable Close, Abbots Langley, Abbots Langley, WD5 0LD	Conversi on of semi detached house into two two- bedroom flats with associate d parking and new vehicular access	Y	2	-1	1		1

19/1368/ RSP	zdyer@ascotdesign .com		38, Eastbury Avenue, Northwood, Northwood, HA6 3LN	Part Retrospe ctive: Variation of Condition 2 (Plan Numbers) of planning permissio n 19/1082/ RSP to make alteration s to existing approved external appearan ce/design and floor plans	Y	0	-1	-1		0
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19/1425/ FUL	jonathantucker@net tassets.co.uk		108, Watford Road, Croxley Green, Rickmansworth, WD3 3BX	Single storey front extension and alteration and conversio n of existing three bedroom dwelling to create two, one bedroom flats with associate d parking and amenity space and alteration s to existing vehicular access.	Y	2	-1	1		1
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19/1486/ FUL			Kenilworth, Parrotts Close, Croxley Green, Rickmansworth, WD3 3JZ	Demolition of existing detached dwelling and erection of detached two storey replacement dwelling including accommodation in the roof space and associated external works	Y	0	-1	-1		0
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19/1710/ RSP			21, Alva Way, Carpenders Park, Watford, WD19 5EE	Retrospe ctive: Demolitio n of existing dwelling and constructi on of replacem ent bungalow with accomod ation within the roofspac e served by front and rear dormer; constructi on of outbuildin g for use as a residential annexe and alteration	Y	0	-1	-1		0
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19/1988/ CLED			The Cottage Belair, The Cottage, Toms Lane, Kings Langley, WD4 8NH	Certificat e of Lawfulne ss Existing Use: Use of the building known as The Cottage, Toms Lane, and its associate d residential curtilage, as a two bedroom self- contained dwelling	Y	1	0	1		1
19/2206/ CLED			223 A, Uxbridge Road, Rickmansworth, Rickmansworth, WD3 8DP	Certificat e of Lawfulne ss Existing Use: Use of detached outbuildin g as an independ ent dwelling since 2015	Y	1	0	1		1

19/2410/ CLED			12-14 Old Mill Road, Hunton Bridge, WD4 8RH	Certificate of Lawfulness Existing Use: Use of 12-14 Old Mill Road as a single dwellinghouse	Y	1	-2	-1		0
20/2117/ RSP			67, Kewferry Road, Northwood, HA6 2PQ	Part Retrospective: Demolition of existing dwelling and erection of two detached dwellings with associated landscaping	Y	0	-1	-1		0
Three Rivers Totals:						510	-62	448		81
Report Total:						510	-62	448		

2018-2019

PP Ref	HCC Ref	HCC Ref	Address	Description	PDL	Gross Comp in Period	Losses in Year	Net Comp in Period	WISLISTPERM	Notes	Windfall
Borough/District Name			Three Rivers								1
14/1320/FUL			15, Hazelwood Lane, Abbots Langley, WD5 0JA	Conversion of single house to two houses including addition of rear dormer, front bay window and front rooflights and alterations to fenestration and new vehicle cross over	Y	1	0	1	473737		1
14/1544/FUL	Almost complete 13/03/2018		16, Valley Road, Rickmansworth, Rickmansworth, WD3 4DS	Demolition of existing dwelling and erection of a detached two storey dwelling with basement and accommodatio n in roofspace, first floor terrace to rear and alterations to front drive	Y	1	0	1	474086	demo rebuild	
14/1613/FUL			1 B, The Fairway, Northwood	Erection of detached bungalow with associated works	N	1	0	1	474392		1
15/0285/PDA			Christmas Tree Farm, Deadmans Ash Lane, Sarratt, WD3 6AN	Prior Notification: Change of use of existing agricultural barn to one self contained residential dwelling with external works	N	1	0	1	480922	prior notification	
15/0412/FUL			Land R/O, 1 Farm Way, Northwood, Northwood, HA6 3EG	Construction of detached three bedroom dwelling	N	1	0	1	476515		1

15/1026/FUL			Land adj, Woodside Road, Abbots Langley	Construction of 95 houses and flats and associated works to include provision of access and access to adjoining land to facilitate erection of a primary school; provision of associated infrastructure including a foul water pumping station and substation; and provision of open space including an equipped play area	N	44	0	44	480026	allocated	
15/1646/FUL			Bircham Cottage, Nottingham Road, Heronsgate, Rickmansworth, WD3 5DP	Subdivision of existing dwelling to one two-bedroom and one three-bedroom dwelling	Y	2	-1	1	479509		1
15/1654/FUL			81, Westbury Road, Northwood, HA6 3DA	Demolition of existing house and garage and construction of replacement two storey dwelling with roof level accommodation	Y	1	0	1	479666	demo rebuild	
15/2004/PDL			12 Moneyhill Parade, Uxbridge Road, Rickmansworth, WD3 7BE	Prior Notification: Part change of use from shop (Class A1) to one residential unit (Class C3) and associated building operations	Y	1	0	1	479669	prior notification	

15/2374/RSP			Wharncliffe, Old Common Road, Chorleywood, WD3 5LW	Part Retrospective: Change of use of ground floor from commercial use to residential and demolition of existing workshops to rear and erection of single storey extension to form residential extension and erection of raised decking	Y	1	0	1	480726			1
15/2532/PDR			Langwood House, High Street, Rickmansworth, WD3 1EQ	Prior Notification: Change of use from Office (Class B1) to 46 Residential units (Class C3)	Y	46	0	46	480918	allocated		
15/2613/PDA			Barn, Bucks Hill Farm, Bucks Hill, Sarratt	Prior Notification: Change of use of existing agricultural building to two residential dwellings (Class C3) and associated works	N	2	0	2	481228	prior notification		
16/0293/FUL			Oak Lodge, Chequers Court, Chequers Lane, Abbots Langley, WD25 0GL	Variation of Conditions 2 (Approved Plans), 5 (External Materials), 8 (Boundary Treatment) and 14 (Landscaping) of planning permission 12/1018/FUL to allow alterations to fenestration and internal alterations to approved dwellings, alterations to approved hardsurfacing and boundary treatment materials, alterations to approved boundary treatments and revised landscaping scheme	Y	1	0	1	482893			1

16/0759/FUL			Ancona, The Climb, Rickmansworth, WD3 4DX	Demolition of existing dwelling and erection of two storey detached dwelling and accommodatio n in the roof space	Y	1	0	1	482657	demo rebuild	
16/0871/FUL			2, Romilly Drive, Carpenders Park, WD19 5EW	Erection of attached single storey dwelling and alterations to access and landscaping	N	1	0	1	482660		1
16/0891/FUL			38, Valley Road, Rickmansworth, WD3 4DS	Demolition of existing dwelling and construction of replacement dwelling and landscaping	Y	1	0	1	482661	demo rebuild	
16/0927/FUL			Pine Cottage, Quickley Rise, Chorleywood, WD3 5PE	Demolition of existing dwelling and erection of two detached dwellings and alterations to landscaping	Y	0	-1	-1	482663	demo rebuild	
16/1007/FUL			Entrance Lodge, Chorleywood House, Chorleywood House Drive, Chorleywood, WD3 5FL	Change of use from clinic to two-bedroom flat	Y	1	0	1	482899		1
16/1151/FUL			6, Valley Road, Rickmansworth, WD3 4DS	Demolition of existing dwelling and erection of three detached family dwellings with associated landscaping and parking	Y	3	0	3	483313	demo rebuild	
16/1236/FUL			8, Grovewood Close, Chorleywood, WD3 5PU	Demolition of existing detached bungalow and erection of two- storey detached dwelling with basement level and alterations to frontage	Y	0	-1	-1	483771	demo rebuild	
16/1668/FUL			(Access from Old Chorleywood Road), R/O Woodcroft, 137 A The Drive, Rickmansworth, WD3 4DJ	Construction of detached dwelling to include reuse of existing access from Old Chorleywood Road with alterations to access	N	1	0	1	484182		1

16/1873/FUL			1, Greenhills Close, Rickmansworth, WD3 4BW	Demolition of existing dwelling and construction of replacement dwelling including garage at basement level and alterations to land levels	Y	0	-1	-1	484723	demo rebuild	
16/2078/FUL			Land adj, 121 Primrose Hill, Kings Langley, WD4 8HX	Construction of an attached two storey dwelling with rear dormer, insertion of rear dormer to original dwelling, installation of two new vehicular access points, alterations to frontage and alterations to land levels of rear amenity space provision and insertion of retaining walls	N	1	0	1	485765		1
16/2225/FUL			1, Bradley Cottages, Lower Road, Chorleywood, Rickmansworth, WD3 5LA	Change of use from retail unit to residential dwelling, single storey rear extension and associated rear patio and creation of new vehicular access	Y	1	0	1	486582		1
16/2243/FUL			1, Frogmoor Lane, Rickmansworth, WD3 1NB	Two storey side and rear extension, single storey rear extension and conversion of dwelling to create a total of 4 residential flats with associated alterations to landscaping and parking	Y	4	-1	3	485789		3
16/2441/PDR			Bugler House, 1 Norfolk Road, Rickmansworth, WD3 1JY	Prior Notification: Change of use from Office (Class B1) to 6 Residential units (Class C3)	Y	6	0	6	485776	prior notification	

16/2676/FUL			Langwood House, High Street, Rickmansworth, WD3 1EQ	Mansard roof extension including increase in ridge height to provide 9 residential units and alterations to fenestration	Y	9	0	9	486246	allocated	
17/0197/FUL			18, Hunton Bridge Hill, Hunton Bridge, Kings Langley, WD4 8PU	Variation of Conditions 2 (Plans), 9 (Windows), 10 (Rooflights), 11 (Boundary Treatments) and 12 (Parking Layout) of planning permission 16/0835/FUL including alterations to the permitted dwellings	Y	3	0	3	486494		3
17/0238/FUL			2A Barton Way, Croxley Green, WD3 3QA	Two storey rear extension; alterations to fenestration; subdivision of dwelling and plot to create two two-bedroom flats with associated alterations to landscaping and access; and erection of bin and cycle store	Y	2	-1	1	489886		1
17/0243/FUL			Rajanis, Chorleywood Road, Rickmansworth, Rickmansworth, WD3 4ER	Demolition of existing dwelling and erection of a new two storey dwelling with basement, accommodation in roofspace and double garage to front	Y	1	0	1	486585	demo rebuild	
17/0464/FUL			139, Hayling Road, South Oxhey, Watford, WD19 7DB	Subdivision of the site and construction of attached two storey dwelling	Y	1	0	1	487343		1

17/0717/FUL			The Dog And Partridge Public House, Old Mill Road, Hunton Bridge, Kings Langley, WD4 8RB	Two storey rear extension and conversion of public house to five flats, conversion of detached outbuilding to residential to provide one flat, and associated works to parking, refuse and amenity and alterations to landscaping	Y	1	0	1	488203		1
17/0869/FUL			8a, Langley Parade, Langley Road, Abbots Langley, Abbots Langley, WD5 0AB	First floor rear extension, loft conversion including rear dormer and front rooflights, and alterations to fenestration to provide two additional one bedroom flats	Y	2	0	2	488205		2
17/0895/FUL			11 Eastbury Avenue, Northwood, HA6 3LB	Demolition of existing dwelling and erection of a three-storey apartment block comprising 9 x two-bedroom residential apartments with associated parking, landscaping and alterations to access	Y	0	-1	-1	491963		-1
17/1010/FUL			Carpenders Park Farm Cottages, Oxhey Lane, Carpenders Park	Demolition of existing buildings and provision of 76-bed care home, with landscaping improvements, the upgrading of an existing access, provision of car parking, and associated infrastructure	Y	0	-2	-2	489203	care home	

17/1129/PDR			Unit 35, Metro Centre, Dwight Road, Watford, Watford, WD18 9SB	Prior Notification: Change of use from Office (Class B1) to 12 Residential units (Class C3)	Y	12	0	12	488209	prior notification	
17/1177/FUL			Fitzroy House, Dwight Road, Watford	Proposed development of three storey building comprising parking at ground floor and 5 residential units above with associated cycle storage, amenity space and landscaping	Y	5	0	5	488211		5
17/1248/FUL			30, Lincoln Drive, Croxley Green, Rickmansworth, WD3 3NH	Demolition of existing bungalow and erection of two two-storey detached dwellings with associated access, parking and landscaping alterations	Y	2	0	2	488545		2
17/1560/FUL			The Bards, Chorleywood Road, Rickmansworth, WD3 4EU	Demolition of existing dwelling and construction of replacement two storey dwelling with accommodation within the roof served by access via Chestnut Avenue with associated works	Y	0	-1	-1	489214	demo rebuild	
17/1604/FUL			Unit 35, Metro Centre, Dwight Road, Watford, WD18 9SB	Construction of two dormer windows and conversion of roof space to create two residential units and associated vehicle parking, cycle storage and refuse storage provision	Y	2	0	2	489217		2

17/1733/FUL			23, The Drive, Rickmansworth, WD3 4EA	Demolition of existing dwelling and construction of detached two storey dwelling with roof level accommodation	Y	0	-1	-1	489879	demo rebuild	
17/1869/FUL			The Clump, Rickmansworth, Rickmansworth, WD3 4BD	Variation of Condition 2 (Approved Plans) of planning permission 17/1255/FUL to include alterations to the dwelling on Plot 2 including increase in footprint of garage; first floor front extension above double garage; additional side and rear rooflights; alterations to roof above the single storey side projection serving	Y	0	-1	-1	490417		-1
17/1893/FUL			Grange Cottage, Long Lane, Heronsgate, Rickmansworth, WD3 5BU	Demolition of existing gatehouse cottage and construction of replacement Chalet style gatehouse cottage	Y	0	-1	-1	490416	demo rebuild	
17/2214/FUL			The Old Stores, Rickmansworth Road, Chorleywood, Rickmansworth, WD3 5SQ	Change of use of part dwelling (class C3) and part bed and breakfast accommodation (class C1) to single dwellinghouse (class C3)	Y	1	-1	0	490825		0

17/2535/RSP			12 A, Lower Road, Chorleywood, Rickmansworth, WD3 5LH	Part Retrospective: Construction of new basement to provide studio apartment; a two storey extension to enclose existing fire escape and access stairs; internal alterations and construction of second floor level, with front and rear dormers, to create a two bedroomed flat.	Y	2	0	2	491243		2
17/2536/FUL			37, Westbury Road, Northwood, Northwood, HA6 3DB	Demolition of existing house and construction of replacement two storey dwelling with accommodation in the roofspace	Y	0	-1	-1	490830	demo rebuild	
17/2538/FUL			Woodfield House, Chalfont Lane, Chorleywood, Rickmansworth, WD3 5PP	Variation of Condition 2 (Approved Plans) and 4 (Materials) of planning permission 17/0694/FUL to remove garage and other alterations and changes to materials	Y	1	0	1	490831		1
17/2549/AOD			67, Bucknalls Lane, Garston, Watford, WD25 9NE	Approval of Details: Details pursuant to Condition 1 of Outline Permission 16/2076/OUT comprising layout, appearance, landscaping and scale for 100 residential units	N	0	-2	-2	491643		-2
17/2579/FUL			18, Birkdale Gardens, South Oxhey, Watford, WD19 7AW	Demolition of existing dwelling and erection of new detached two storey dwelling	Y	0	-1	-1	490627	demo rebuild	

17/2674/FUL			Beechen Hill House, Sarratt Lane, Loudwater	Demolition of existing and construction of replacement two storey dwelling including alterations to land levels	Y	0	-1	-1	491642	demo rebuild	
17/2678/FUL			High Beeches, Chorleywood Road, Rickmansworth, WD3 4EL	Demolition of existing bungalow and erection of a new five-bedroom detached dwelling	Y	0	-1	-1	491004	demo rebuild	
18/0096/FUL			1 The Old Stables Croxley House, The Green, Croxley Green, WD3 3JB	Part change of use of residential stable cottages to boiler and laundry rooms to serve the care facilities on the Croxley House site	Y	0	-1	-1	491638	loss of dwelling	
18/0495/FUL			Land Rear Of 163-169, New Road, Croxley Green	Variation of Conditions 2 (In accordance with plans) and 4 (No additional windows) of planning permission 16/0998/FUL to amend plans to include accommodation within the roof served by rooflights and create three two bedroom dwellings	Y	3	0	3	492582		
18/0639/FUL			Land adj, 6, Muirfield Close, South Oxhey, Watford, WD19 6LT	Subdivision of site and construction of two storey semi-detached two-bedroom dwelling and associated works	N	1	0	1	492482	demo rebuild	

18/0821/FUL			Little Liz, Land Between Langleybury Lane And Old House Lane, Langleybury Lane, Langleybury, WD4 8RW	Use of land for the stationing of caravans for residential purposes for 6 no. gypsy pitches together (6 static caravans and five touring caravans) with the formation of additional hard standing, 3 ancillary utility/dayroom blocks and stable block	N	3	0	3	492884	gypsy site	
18/0857/FUL			21, The Drive, Rickmansworth, WD3 4EA	Demolition of existing dwelling and construction of replacement two storey dwelling with basement and accommodation within the roof served by dormers and rooflights	Y	0	-1	-1	492485	demo rebuild	
18/1014/FUL			Red Court, Park Avenue, Chorleywood, Rickmansworth, WD3 5DU	Demolition of existing detached dwelling and construction of new detached 6 bedroom family dwelling with accommodation within roofspace and construction of detached garage to front	Y	0	-1	-1	492885	demo rebuild	
18/1515/FUL			High Corner, Chorleywood Road, Rickmansworth, Rickmansworth, WD3 4EP	Variation of condition 2 (plan numbers) to allow changes to external appearance and removal of conditions 5 (tree protection scheme) and 6 (landscaping scheme) pursuant to planning permission 17/1830/FUL.	Y	0	-1	-1	493745		

18/2284/RSP			42, Russell Road, Moor Park, Northwood, HA6 2LR	Part Retrospective: Demolition of existing dwelling and construction of two storey detached dwelling with accomodation within the roofspace served by rear dormer windows; insertion of partial basement	Y	0	-1	-1	495353	demo rebuild	
Three Rivers Totals:						174	-25	149			32
Report Total:						174	-25	149			

2017-2018

PP Ref	HCC Ref	HCC Ref	Address	Description	PDL	Gross Comp in Period	Losses in Year	Net Comp in Period	WISLISTPERM	Notes	Windfall
Borough/District Name		Three Rivers									
14/0110/FUL			Rose Acre End, Bedmond Road, Pimlico	Conversion of existing barn to dwellinghouse with single storey side extension, landscaping, parking and associated works	N	1	0	1	471472		1
14/1168/FUL			Boundary Way, Abbots Langley	Demolition of 24 flats, shop and community building and removal of garages and creation of 56 new 1, 2 and 3 bed homes consisting of two to three storey buildings together with new shop, community facilities including community gardens, parking, landscapi	Y	4	0	4	473886	previous allocation	
14/1522/FUL			Bullscroft Farm, North Hill, Chorleywood, Rickmansworth, WD3 6HA	Erection of dwelling to house agricultural worker	N	1	0	1	474605		1
14/1782/FUL			Applegarth, Parrotts Close, Croxley Green	Erection of two detached houses with garages as an amendment to planning permission 13/1332/FUL (Erection of two detached houses with garages (amendment to planning permission 10/1080/FUL) New site access from Parrotts Close) to include alterations to des	Y	2	0	2	474607		2
14/2026/FUL			206, Gosforth Lane, South Oxhey, Watford, WD19 7PQ	Demolition of two existing dwellings and replacement with two 2 bedroom flats	Y	2	0	2	474777	demo rebuild	

14/2498/FUL			Newlands, Chorleywood Road, Rickmansworth, WD3 4EP	Demolition of existing dwelling and construction of two detached dwellings with accommodation in roofspace and associated parking and landscaping	Y	0	-1	-1	476186		-1
15/0358/FUL			2, The Climb, Rickmansworth, WD3 4DX	Demolition of existing dwelling and erection of two detached dwellings with integral garages and accommodation within the roofspace and associated works including alterations to land levels and vehicular access	Y	2	0	2	476514		2
15/0900/FUL			Beulah House, Common Road, Chorleywood, WD3 5LN	Variation of Conditions 2 (Approved Plans) and 3 (Windows) of planning permission 15/0098/FUL (Construction of 7 flats within 2 existing dwellings: Beulah House - Two storey and single storey rear and side extensions and internal alterations including lof	Y	7	-1	6	477610		6

15/1026/FUL			Land adj, Woodside Road, Abbots Langley	Construction of 95 houses and flats and associated works to include provision of access and access to adjoining land to facilitate erection of a primary school; provision of associated infrastructure including a foul water pumping station and substation; and provision of open space including an equipped play area	N	51	0	51	480026	allocated	
15/1178/FUL			2, The Long Island Exchange, Victoria Close, Rickmansworth, WD3 4EQ	Variation of Condition 2 (Plan Numbers) of planning permission 13/2277/FUL (Demolition of existing hotel and restaurant and the construction of 31 residential units, with associated parking and communal amenity space) to provide for increased spacing of houses to west site boundary; rear infill extensions to 4 houses; addition of balconies to apartments; alterations to ridge of block B; alterations to fenestration; and alterations to footpaths within site	Y	31	0	31	478694	allocated	

15/1267/FUL			Little Fold, Trout Rise, Loudwater, Rickmansworth, WD3 4JZ	Variation of Condition 2 (Approved Plans) of planning permission 14/1469/FUL (Demolition and replacement of existing house and garage with one detached house with lower ground floor level, first floor balcony, dormers to rear, raised terrace to rear and associated works (amendment to Planning Permission 13/1582/FUL)) to allow substitution of plans to include alterations to roof of garage and alterations to land levels and 0.75m increase in finished floor level and ridge of dwelling and exposure of lower ground floor level	Y	1	0	1	478708		
15/1654/FUL			81, Westbury Road, Northwood, HA6 3DA	Demolition of existing house and garage and construction of replacement two storey dwelling with roof level accommodatio n	Y	0	-1	-1	479666	demo rebuild	1
15/1768/FUL			41, Pheasants Way, Rickmansworth, WD3 7EX	Demolition of existing detached dwelling and construction of replacement two-storey dwelling with accommodatio n in the roof space, and alterations to landscaping including raised patio to rear	Y	1	0	1	479513	demo rebuild	

15/2000/AOD			Cayford House, Woodside Road, Abbots Langley, WD5 0HT	Approval of Details: Details pursuant to Condition 1 of outline planning permission 13/0046/OUT comprising appearance, landscaping, layout and scale for demolition of Crossways and Eric Shepherd Unit and redevelopment to provide 12 houses and 8 affordable flats with associated access	Y	20	0	20	480093	more than 9 dwellings	20
15/2011/PDA			Shire Lane Farm, Chalfont Road, Maple Cross, HP8 4BT	Prior Notification: Change of use of existing agricultural barn to one self contained residential dwelling (Class C3) and associated works	N	1	0	1	479670	permitted development	
15/2467/PDR			Kenwood House, Dwight Road, Watford, WD18 9EB	Prior Notification: Change of use from Office (Class B1) to 40 Residential units (Class C3)	Y	38	0	38	480588	permitted development	

15/2488/FUL			32, Eastbury Avenue, Northwood, HA6 3LN	Variation of Condition 2 (plan numbers) of planning application 14/1635/FUL (Demolition of existing dwelling and erection of 9 x 3 bedroom apartments with landscaping and basement car parking) to include internal alterations, alterations to fenestration, alterations to basement level, alterations to parking access and layout and alterations to landscaping	Y	9	0	9	480914		
15/2515/FUL			Vermont, London Road, Rickmansworth, Rickmansworth, WD3 1JT	Variation of Condition 2 (Plan Numbers) of planning permission 12/1752/FUL (Demolition of the existing dwelling and erection of a replacement dwelling with associated hard and soft landscaping and new entrance gates) to allow for alterations to footprint, layout and design	Y	1	0	1	480915	demo rebuild	9
15/2524/FUL			67, Valley Road, Rickmansworth, WD3 4DT	Demolition of existing dwelling and construction of replacement two storey dwelling with front and rear dormers with an attached garage, alterations to drive and creation of a new vehicular access	Y	1	0	1	480917	demo rebuild	

16/0005/FUL			St Andrews Road, South Oxhey	Hybrid planning application for the phased comprehensive redevelopment of the land at South Oxhey (South Oxhey Central, Maylands Road, Hayling Road and Hallows Crescent) to include the demolition of existing buildings and provision of residential led mix	Y	56	0	56	482646	allocation	
16/0293/FUL			Oak Lodge, Chequers Court, Chequers Lane, Abbots Langley, WD25 0GL	Variation of Conditions 2 (Approved Plans), 5 (External Materials), 8 (Boundary Treatment) and 14 (Landscaping) of planning permission 12/1018/FUL to allow alterations to fenestration and internal alterations to approved dwellings, alterations to approved hardsurfacing and boundary treatment materials, alterations to approved boundary treatments and revised landscaping scheme	Y	2	0	2	482893		2
16/0383/FUL			Garage 8, Broomfield Rise, Abbots Langley	Demolition of existing garages and erection of three new buildings each containing two, two bed flats with associated parking, including additional off road parking; landscaping and construction of bin store	Y	6	0	6	482648	more than 4 dwellings	6

16/0445/FUL			Tarn, Oxhey Drive South, Northwood, Northwood, HA6 3ET	Demolition existing dwelling and erection of replacement two storey detached dwelling with additional accommodation within the roofspace, alterations to create new access and associated external works and landscaping	Y	1	0	1	481962	demo rebuild	
16/0617/FUL			189 191, Watford Road, Croxley Green, WD3 3ED	Variation of Conditions 2 (Approved Plans) and 15 (Landscaping) of planning permission 12/1968/FUL to allow relocation of bin store; additional ground floor storage sheds; alterations to fenestration; and internal alterations	Y	7	0	7	482894		7
16/0618/PDA			The Hut, Sarratt Road, Croxley Green, WD3 4LN	Prior Notification: Change of use of existing agricultural barn to one self contained residential dwelling (Class C3) and associated works	N	1	0	1	482652	permitted development	
16/0707/RSP			3, Farm Way, Northwood, HA6 3EG	Part Retrospective: Demolition of existing detached dwelling and construction of replacement two storey detached dwelling with accommodation in the roofspace served by rear dormers and rooflights	Y	1	0	1	482655	demo rebuild	
16/0781/FUL			2, Compton Place, Carpenters Park, WD19 5HG	Erection of one detached bungalow to rear of 2 and 4 Compton Place with associated access and parking	N	1	0	1	482658		1

16/0791/FUL			72, High Street, Rickmansworth, WD3 1AJ	Internal alterations and refurbishment of first floor and attic space of existing building to convert office space to three flats including addition of side dormer and rooflights to rear with associated parking and alterations to landscaping and boundary wall	Y	3	0	3	482659		3
16/0795/FUL			Unit 5 & 6 Block Q, Cunningham Way &, Aerodrome Way, Leavesden	Change of use of first floor level from flexible commercial use (classes A1, A2, A3, A5 and D1) to residential use (class C3) to provide 7 flats including 1 studio and 6 two bedroom units with associated parking and external alterations	Y	7	0	7	483307	allocated	
16/0921/FUL			49, Highfield Way, Rickmansworth, WD3 7PP	Demolition of existing dwelling and construction of replacement detached two storey dwelling, and associated works including additional hardstanding to frontage	Y	1	0	1	482662	demo rebuild	
16/1002/RSP			1A, 1A Bourne End Road, Northwood, HA6 3BP	Variation of Condition 2 (Approved Plans) of planning permission 15/1126/FUL to allow alterations to fenestration and complete demolition of original dwelling	Y	1	0	1	483586	demo rebuild	

16/1112/FUL			87, Wolsey Road, Moor Park, HA6 2ER	Demolition of existing dwelling and erection of replacement two storey detached dwelling with basement level and associated landscaping alterations	Y	0	-1	-1	483311		
16/1118/FUL			253, High Street, Rickmansworth, WD3 1BQ	Conversion of two flats into a single residential dwelling and alterations to fenestration	Y	1	-2	-1	483770	loss of a dwelling	
16/1151/FUL			6, Valley Road, Rickmansworth, WD3 4DS	Demolition of existing dwelling and erection of three detached family dwellings with associated landscaping and parking	Y	0	-1	-1	483313		-1
16/1378/FUL			Woodland Heights, 7 Greenhills Close, Rickmansworth, WD3 4BW	Demolition of existing dwelling and erection of replacement detached two storey dwelling with second floor accommodation served by rear dormers	Y	0	-1	-1	484171	demo rebuild	
16/1607/FUL			183, Watford Road, Croxley Green, Rickmansworth, WD3 3ED	Two storey side and rear extension and conversion of three-bedroom house to two one-bedroom flats with associated works to garden	Y	2	-1	1	484643		1
16/1746/FUL			Fitzroy House, Dwight Road, Watford	Increase in ridge height to provide second floor level to create 10 additional residential units including terraces and alterations to parking and landscaping	Y	10	0	10	485786	linked to permitted development	
16/1951/FUL			Land adj, 18 The Hoe, Carpenders Park, WD19 5AY	Construction of a new attached three bedroom dwelling with associated parking and landscaping	N	1	0	1	485785		1

16/2096/FUL			Land R/O, 54 & 56 Greenfield Avenue, Carpenders Park, Watford, WD19 5DH	Erection of a detached bungalow to rear of 54 and 56 Greenfield Avenue	N	1	0	1	485766		1
16/2426/FUL			Greenways, Burfield Road, Chorleywood, Rickmansworth, WD3 5NS	Demolition of existing dwelling and erection of replacement two storey detached dwelling with roof accommodation and basement and associated landscaping works including raised patio to rear	Y	0	-1	-1	486144	demo rebuild	
16/2531/RSP			6, Crofters Road, Northwood, HA6 3ED	Part Retrospective: Demolition of existing dwellinghouse and construction of replacement two storey dwelling with accommodation within the roofspace served by rear dormer and rooflights	Y	1	0	1	486243	demo rebuild	
16/2559/FUL			180, Highfield Way, Rickmansworth, WD3 7PJ	Single storey side extension, part single part two storey rear extension and subdivision of the existing dwelling into one two-bedroom and one three-bedroom semi-detached dwelling	Y	2	-1	1	486146		1
16/2663/RSP			44, Links Way, Croxley Green, Rickmansworth, WD3 3RQ	Part Retrospective: Demolition of existing dwelling and erection of two dwellings including alterations to frontage.	Y	2	0	2	486147		2
16/2726/FUL			46, The Clump, Rickmansworth, Rickmansworth, WD3 4BQ	Demolition of existing dwelling and erection of new detached two storey dwelling	Y	0	-1	-1	486487	demo rebuild	

16/2753/FUL			Haradwaith, Homefield Road, Chorleywood, Rickmansworth, WD3 5QJ	Demolition of existing bungalow and construction of two pairs of semi-detached dwellings including accommodation in roofspace and ancillary works including alterations to land levels and associated parking and landscaping	Y	0	-1	-1	486489		-1
17/0243/FUL			Rajanis, Chorleywood Road, Rickmansworth, Rickmansworth, WD3 4ER	Demolition of existing dwelling and erection of a new two storey dwelling with basement, accommodation in roofspace and double garage to front	Y	0	-1	-1	486585	demo rebuild	
17/0490/FUL			East Glade, London Road, Rickmansworth, Rickmansworth, WD3 1JR	Demolition of existing dwelling and erection of replacement dwelling	Y	0	-1	-1	487184	demo rebuild	
17/0694/FUL			Woodfield House, Chalfont Lane, Chorleywood, Rickmansworth, WD3 5PP	Demolition of existing dwelling and construction of replacement detached dwelling and detached outbuilding	Y	0	-1	-1	487544	demo rebuild	
17/1010/FUL			Carpenders Park Farm Cottages, Oxhey Lane, Carpenders Park	Demolition of existing buildings and provision of 76-bed care home, with landscaping improvements, the upgrading of an existing access, provision of car parking, and associated infrastructure	Y	0	-2	-2	489203	care home	
17/1145/CLED			The Lodge House Sawood House, Pinewood Close, Northwood, HA6 3EH	Certificate of Lawfulness Existing Development: Use of The Lodge House as independent residential unit	N	1	0	1	488466	certificate of lawfulness	

17/1146/CLED			Stanley Cottage, Sawood House, Pinewood Close, Northwood, HA6 3EH	Certificate of Lawfulness Existing Development: Use of Stanley Cottage as independent residential unit	N	1	0	1	488465	certificate of lawfulness	
17/1248/FUL			30, Lincoln Drive, Croxley Green, Rickmansworth, WD3 3NH	Demolition of existing bungalow and erection of two two-storey detached dwellings with associated access, parking and landscaping alterations	Y	0	-1	-1	488545		-1
17/1482/FUL			18, Gallows Hill Lane, Abbots Langley, WD5 0DA	Demolition of no. 18 Gallows Hill Lane and construction of five detached dwellings on land to the rear with associated access, landscaping, parking and alterations to existing access	N	0	-1	-1	489208		-1
17/1567/FUL			The Grapevine Public House, Prestwick Road, South Oxhey, WD19 6XY	Demolition of Public House and erection of one three-storey and one two-storey residential block, comprising a total of 33 flats with associated parking and landscaping	Y	0	-1	-1	489216	allocated	
17/1606/FUL			12, Farm Way, Northwood, HA6 3EF	Demolition of existing dwelling and erection of detached two storey dwelling with accommodation in the roof space	Y	0	-1	-1	489218	demo rebuild	

17/2695/RSP			Little Lily, Toms Lane, Kings Langley, Kings Langley, WD4 8NJ	Retrospective: Retention of the existing residential caravan site, with four Gypsy pitches/plots, consisting of four static caravans and four touring caravans, shared utility/dayroom and associated hardstanding and parking	N	4	0	4	491005	caravan site	
Three Rivers Totals:						286	-22	264		Total (including majors)	62
Report Total:						286	-22	264			46

2016-2017

PP Ref	HCC Ref	HCC Ref	Address	Description	PDL	Gross Comp in Period	Losses in Year	Net Comp in Period	WISLISTPERM	notes	net gain
Borough/District Name			Three Rivers								
11/0968/FUL			Whitehaven, Grosvenor Road, Northwood, Northwood, HA6 3HJ	Demolition of existing house and erection of a 6 bedroom house with habitable rooms in the loft space	Y	1	0	1	444831	demo rebuild	
11/1964/FUL			The Coach House, Bury Lane, Rickmansworth, WD3 1DP	Demolition of the existing office building (Class B1) and the construction of a three-storey building to provide 8 one-bedroom and 4 two-bedroom flats (Class C3) together with ancillary parking, landscaping and boundary treatment	Y	12	0	12	460267	more than 9 dwellings	12
11/2236/AOD			Chorleywood Working Mens Club, Shepherds Lane, Mill End, Rickmansworth, WD3 5HA	Reserved Matters following Outline approval (11/1309/OUT) relating to landscaping associated with proposed new Working Men's Club with caretaker's flat and 10 no. residential houses. Reserved Matters includes details of proposed hard and soft landscaping	Y	4	0	4	452525		4

12/1018/FUL			Coles Farm, Chequers Lane, Abbots Langley	Redevelopment of site involving cessation of commercial uses, removal of existing structures and storage and erection of one replacement single storey dwelling and a further three single storey dwellings with alterations to the existing access points, par	Y	1	0	1	459543		1
13/0368/FUL			62, The Drive, Rickmansworth, Rickmansworth, WD3 4EB	Erection of two new detached dwelling houses to the front and rear of the site involving the demolition of the existing dwelling, with associated landscaping, parking and accesses onto The Drive and The Climb (amendment to planning permission 11/2009/FUL)	Y	1	0	1	465023		1
13/0555/AOD			Phase 3, Development Site At Junction With Langley Lane And Aerodrome Way, South Way, Abbots Langley	Approval of Details: Details pursuant to condition 2 of outline planning permission 10/2230/OUT comprising the appearance, layout and scale of the buildings and landscaping for Phase 3 of the Leavesden Park scheme to provide 86 residential dwellings (29 t	Y	3	0	3	465955		3

13/0558/AOD			Phase 4, Development Site At Junction With Langley Lane And Aerodrome Way, South Way, Abbots Langley	Approval of Details: Details pursuant to condition 2 of outline planning permission 10/2230/OUT comprising the appearance, layout and scale of the buildings and landscaping for Phase 4 of the Leavesden Park scheme to provide 114 residential dwellings (40	Y	9	0	9	465956	allocated	
13/0852/RSP			St Paul's Hall 20, Bridge Road, Hunton Bridge, Kings Langley, WD4 8RE	Part Retrospective: Change of use from residential (Class C3) to a mixed use; residential (Class C3) and Office (Class B1) with rear courtyard changes and additional landscaping	Y	1	-1	0	466866	loss of residential	
13/1117/AOD			Phase 1, Langley Lane And Aerodrome Way, South Way, Abbots Langley	Approval of details: Details pursuant to condition 2 of outline planning permission 10/2230/OUT comprising the appearance, layout and scale of the buildings and landscaping for Phase 1 of the Leavesden Park scheme to provide 123 residential dwellings (inc	Y	3	0	3	470423	allocated	

13/1963/FUL			31, Bedford Road, Moor Park, Northwood, HA6 2AY	Demolition of existing dwelling and erection of detached two-storey dwelling with additional accommodation at second floor and basement levels. Improvement of existing access and associated ancillary works.	Y	1	0	1	470563	demo rebuild	
14/0079/FUL			3, Oakfield, Mill End, Rickmansworth, WD3 8LR	Demolition of rear extension, erection of first floor side extension and subdivision of dwelling into 2 residential units.	Y	2	-1	1	472271		1
14/0416/FUL			Success Consultancy, The Lodge, Copthorne Road, Croxley Green, Rickmansworth, WD3 4AQ	Change of use from offices (B1) to residential dwelling (C3) with insertion of four rooflights to front elevation and one to rear elevation and insertion of PV panels to rear	Y	1	0	1	472275		1
14/0728/FUL			27, Bedford Road, Moor Park, Northwood, HA6 2AY	Demolition of existing dwelling and erection of a two-storey dwelling with accommodation in roof space and rear dormers (revision to planning permission 11/1346/FUL)	Y	1	0	1	472648	demo rebuild	
14/1320/FUL			15, Hazelwood Lane, Abbots Langley, WD5 0JA	Conversion of single house to two houses including addition of rear dormer, front bay window and front rooflights and alterations to fenestration and new vehicle cross over	Y	1	-1	0	473737		0

14/1518/PDA			Moonshine Farm House, Bragmans Lane, Sarratt, Hemel Hempstead, HP3 0PL	Prior Notification: Change of use of existing agricultural barn to one self contained residential dwelling with associated parking	Y	1	0	1	474387	permitted developme nt	
14/1851/FUL			98, The Drive, Rickmansworth	Erection of two detached dwellings with basement and attic levels, dormer windows to front elevation, rear raised terraces, garages, front gates and associated access and parking	Y	2	0	2	474775		2
14/1986/FUL			Garage Block, Austin Villas, Woodside Road, Abbots Langley	Demolition of existing garage block and erection of two detached chalet bungalows with accommodatio n in roofspace and associated parking and landscaping	Y	2	0	2	474776		2
14/2026/FUL			206, Gosforth Lane, South Oxhey, Watford, WD19 7PQ	Demolition of two existing dwellings and replacement with two 2 bedroom flats	Y	0	-2	-2	474777	demo rebuild	
14/2082/PDR			Norfolk House, Norfolk Road, Rickmansworth, Rickmansworth, WD3 1RD	Prior Notification: Change of use from Office (Class B1) to 3 Residential units (Class C3)	Y	3	0	3	474778	permitted developme nt	

14/2106/FUL			Cherry Hill Cottage, Trout Rise, Loudwater, Rickmansworth, WD3 4JR	Demolition of existing dwelling and garage and construction of detached dwelling with lower ground floor level and raised terraces and construction of detached garage to front of dwelling, including alterations to landscaping and drive	Y	0	-1	-1	478706	demo rebuild	
14/2264/FUL			The Old Stores, Rickmansworth Road, Chorleywood, WD3 5SQ	Change of use of shop/showroom (class A1) on the ground floor with residential flat above (class C3) to a single dwelling on the ground and part of the first floor (class C3) with the remainder of the first floor as bed and breakfast accommodation (class	Y	1	-1	0	475574		0
15/0082/FUL			Land To Rear Of 104, The Drive, Rickmansworth	Erection of new detached dwelling, new access and associated landscaping, including alterations to land levels and parking	N	1	0	1	476191		1
15/0120/FUL			Land Adjoining Numbers 1 And 29, Eastwick Crescent, Mill End, WD3 8YJ	Construction of two 3-bedroom bungalows with hardstanding and associated landscaping	N	2	0	2	477609		2

15/0212/FUL			Hollowtrees Mews, 23A New Road, Croxley Green, WD3 3EJ	Removal of existing scaffolding yard and creation of residential development of 3 dwellinghouses with accommodation in roofspace with roads and all ancillary works (amendment to planning permission 14/0346/FUL (Removal of existing scaffolding yard and cre	Y	3	0	3	476196		3
15/0219/FUL			Land adj, 30, Abbey Drive, Abbots Langley, Abbots Langley, WD5 0TL	Erection of additional detached two storey dwellinghouse with integral garage, associated landscaping with new vehicular access and parking area and replacement tree to front	N	1	0	1	476197		1
15/0274/FUL			The Noak 25, Green Lane, Oxhey Hall, Watford, WD19 4NL	Demolition of existing dwelling and construction of two detached dwellings, additional access, parking and associated landscaping works	Y	1	0	1	476200		1
15/0535/FUL			Verulam Nursery, Harthall Lane, Kings Langley, Hemel Hempstead, HP3 8SE	Demolition of existing dwelling and outbuildings and construction of replacement dwelling with associated hardstanding and landscaping	Y	1	0	1	476687	demo rebuild	

15/0709/FUL			Adj, 67A Gallows Hill Lane, Abbots Langley, WD5 0DD	Demolition of existing single storey side extension and garage, subdivision of the plot and erection of a new detached two storey dwelling with accommodatio n in roofspace served by dormers and rooflights and creation of new vehicular access and parking to serve No.67A	N	1	0	1	477945		1
15/0786/FUL			65 TOMS LANE, KINGS LANGLEY, WD4 8NJ	Demolition of existing bungalow and erection of detached bungalow with integral garage including alterations to land levels and associated parking and landscaping	Y	1	0	1	477944	demo rebuild	
15/0938/PDR			Swan House, formerly Comet House, Homestead Road, Rickmansworth, Rickmansworth, WD3 1FX	Prior Notification: Change of use from Office (Class B1) to 66 Residential units (Class C3)	Y	66	0	66	477941	permitted developme nt	

15/1225/FUL			Riverdene, Chorleywood Road, Rickmansworth, WD3 4ER	Variation of Condition 2 (Approved Plans) of planning permission 14/1711/FUL to allow for changes to the design of the two dwellings including replacement of pitched roof with flat roof to garages, increase in height of single storey rear elements, internal alterations, changes to fenestration and updated site plan to indicate boundary treatments on western boundary.	N	2	0	2	478730		2
15/1417/FUL			Aberdeen House, 46 Heronsgate Road, Chorleywood, Rickmansworth, WD3 5BB	Conversion of existing shop and residential flat into single dwellinghouse including alterations to front elevation	Y	1	-1	0	478691		0
15/1830/PDD			1A, Langley Road, Abbots Langley, WD5 0EH	Prior Approval: Change of use of building from storage and distribution (Class B8) to residential (Class C3)	Y	1	0	1	479548	permitted developme nt	

15/1857/RSP			Caerhays, 72 Quickley Lane, Chorleywood, WD3 5AF	Part Retrospective: Demolition of existing bungalow and erection of new replacement two storey dwelling with further accommodatio n in the roofspace served by gable projections, dormers to front and rear elevations and rooflights to front, side and rear elevation, extension to hardstanding, alterations to land levels and insertion of gates to front of property.	Y	1	0	1	479549	demo rebuild	
15/2521/PDR			Hartwell House, Gibbs Couch, Carpenders Park	Prior Notification: Change of use of the existing office building Hartcran House (Class B1) to residential accommodatio n (Class C3) to provide 13 x 1 bedroom and 8 x 2 bedroom flats	Y	21	0	21	480916	permitted developme nt	
15/2602/FUL			31 Carpenters Wood Drive, Chorleywood, WD3 5RN	Demolition of existing house and construction of replacement detached dwelling with roof level accommodatio n and alterations and extension to access and drive	Y	1	0	1	481726	demo rebuild	
16/0191/RSP			Cheriton 19, Wyatts Road, Chorleywood, WD3 5TB	Part Retrospective: Demolition of existing bungalow and erection of replacement two storey dwelling with front and rear dormers	Y	1	0	1	481246	demo rebuild	

16/0445/FUL			Tarn, Oxhey Drive South, Northwood, Northwood, HA6 3ET	Demolition existing dwelling and erection of replacement two storey detached dwelling with additional accommodation within the roofspace, alterations to create new access and associated external works and landscaping	Y	0	-1	-1	481962	demo rebuild	
16/0474/FUL			Whitestocks Farm, Loudwater Lane, Loudwater, WD3 4AL	Demolition of existing dwelling and erection of replacement detached dwelling with basement	Y	0	-1	-1	482651	demo rebuild	
16/0707/RSP			3, Farm Way, Northwood, HA6 3EG	Part Retrospective: Demolition of existing detached dwelling and construction of replacement two storey detached dwelling with accommodation in the roofspace served by rear dormers and rooflights	Y	0	-1	-1	482655	demo rebuild	
16/0759/FUL			Ancona, The Climb, Rickmansworth, WD3 4DX	Demolition of existing dwelling and erection of two storey detached dwelling and accommodation in the roof space	Y	0	-1	-1	482657	demo rebuild	
16/0891/FUL			38, Valley Road, Rickmansworth, WD3 4DS	Demolition of existing dwelling and construction of replacement dwelling and landscaping	Y	0	-1	-1	482661	demo rebuild	
16/0921/FUL			49, Highfield Way, Rickmansworth, WD3 7PP	Demolition of existing dwelling and construction of replacement detached two storey dwelling, and associated works including additional hardstanding to frontage	Y	0	-1	-1	482662	demo rebuild	

16/1002/RSP			1A, 1A Bourne End Road, Northwood, HA6 3BP	Variation of Condition 2 (Approved Plans) of planning permission 15/1126/FUL to allow alterations to fenestration and complete demolition of original dwelling	Y	0	-1	-1	483586	demo rebuild	
16/1430/FUL			Land R/O, 85, Compton Place, Carpenders Park, WD19 5HF	Demolition of garage and construction of detached bungalow	Y	1	0	1	484174		1
16/1637/PDR			35, Church Street, Rickmansworth, WD3 1DQ	Prior Notification: Change of use from offices (Use Class B1) to two one-bedroom units (Use Class C3)	Y	2	0	2	484181	permitted development	
16/1797/FUL			172, High Street, Rickmansworth	Conversion of existing flat at first and second floors to form two flats	Y	2	-1	1	484721		1
16/1892/FUL			8A, Bromborough Green, South Oxhey, WD19 6UG	Change of use of annex to independent dwellinghouse and alterations to landscaping and access	Y	1	0	1	484724		1
16/2356/RSP			Primrose Cottage 119 A, Primrose Hill, Kings Langley	Retrospective: Erection of two storey four bedroom attached dwelling with accommodation in roof space served by rear dormer and front rooflights and construction of a new vehicular access and parking to serve existing dwelling	Y	1	0	1	485774		1
16/2411/RSP			2, Coppermill Court, Coppermill Lane, West Hyde, Rickmansworth, WD3 9XS	Retrospective: Conversion of two-bedroom dwellinghouse to form two one-bedroom flats	Y	2	-1	1	486482	demo rebuild	

16/2531/RSP			6, Crofters Road, Northwood, HA6 3ED	Part Retrospective: Demolition of existing dwellinghouse and construction of replacement two storey dwelling with accommodation within the roofspace served by rear dormer and rooflights	Y	0	-1	-1	486243	demo rebuild	
16/2663/RSP			44, Links Way, Croxley Green, Rickmansworth, WD3 3RQ	Part Retrospective: Demolition of existing dwelling and erection of two dwellings including alterations to frontage.	Y	0	-1	-1	486147		-1
16/2741/FUL			Pocklington House Residential Home, Eastbury Avenue, Northwood, Northwood, HA6 3LN	Redevelopment of the site to provide 40 residential dwellings in three apartment blocks, with Block 1 and Block 2 extending to four storeys in height, and Block 3 extending to three storeys in height with associated underground car parking, private and communal amenity space, refuse and cycle storage. Creation of second access off Eastbury Avenue	Y	0	-1	-1	486488	allocated	
Three Rivers Totals:						164	-20	144		Total (including majors)	41
Report Total:						164	-20	144		Total (not including majors)	29

2015-2016

PP Ref	HCC Ref	HCC Ref	Address	Description	PDL	Gross Comp in Period	Losses in Year	Net Comp in Period	WISLISTPERM	notes	net gain
Borough/District Name			Three Rivers								
09/0204/FUL	21014	21014	Clitheroe Gardens, Prestwick Road, & Seaforth Gardens, South Oxhey	Redevelopment of church, community hall & 22 dwellings to Church, community building & 45 dwellings	Y	31	0	31	409445	more than 9 dwellings - previous allocation	
10/0538/FUL	21023		Charnwood & Ridge House, High View, Chorleywood, Rickmansworth, WD3 5TQ	Demolition of existing two detached dwellings and erection of two and three storey block of 16 flats with undercroft parking, balconies and associated access, parking and landscaping	Y	16	0	16	430899	more than 9 dwellings - previous allocation	
11/1589/FUL			Dellwood, Woodland Lane, Chorleywood, WD3 5LS	Demolition of existing dwelling and erection of a replacement dwelling with associated parking and landscaping	Y	1	0	1	448716	demo rebuild	
11/2236/AOD			Chorleywood Working Mens Club, Shepherds Lane, Mill End, Rickmansworth, WD3 5HA	Reserved Matters following Outline approval (11/1309/OUT) relating to landscaping associated with proposed new Working Men's Club with caretaker's flat and 10 no. residential houses. Reserved Matters includes details of proposed hard and soft landscaping	Y	6	0	6	452525	more than 9 dwellings	6

11/2317/FUL			Land At Rear Of 59, Toms Lane, Kings Langley	Revised site layout and the erection of a utility/day room in place of 2 no. utility/day rooms ancillary to an existing gypsy site with permission for 3 no. residential pitches	Y	2	0	2	455843	gypsy site	
11/2396/FUL			Chorleywood Working Mens Club, Shepherds Lane, Mill End, Rickmansworth, WD3 5HA	Demolition of existing two storey Working Mens Club and erection of a new club building and caretaker's flat (revised scheme to 11/1309/OUT including omission of basement car park with area of new surface car parking located on additional land to north)	Y	1	0	1	453104		1
12/0392/NMA			Hilltop Farm, Hilltop Road, Kings Langley, Kings Langley, WD4 8NS	Non Material Amendment to planning permission 09/0025/FUL: Minor replanning of internal room layout within the approved footprint of each dwelling which allows for the provision of 4 bedrooms within each dwelling instead of 3. Minor revision to fenestrati	N	3	0	3	454743		3
12/0835/FUL			8, Farm Way, Northwood, Northwood, HA6 3EF	Renewal of 09/0536/FUL: Demolition of existing dwelling and erection of two storey dwelling with dormer windows, further accommodation in roof space and extension to existing driveway	Y	1	0	1	457326	demo rebuild	

12/1676/FUL			Valency House, Valency Drive, Northwood	Proposed conversion of ground floor flats 1 and 2 in to a single flat at Valency House (amendments to 11/0104/FUL)	Y	1	0	1	460586	loss of dwelling	
12/1752/FUL			Vermont, London Road, Rickmansworth, Rickmansworth, WD3 1JT	Demolition of the existing dwelling and erection of a replacement dwelling with associated hard and soft landscaping and new entrance gates	Y	0	-1	-1	461326	demo rebuild	
12/1841/FUL			The Old Vicarage 10, Church Street, Rickmansworth, WD3 1BS	Change of use of existing offices in The Old Vicarage and Coach House into three residential units, first floor extension, first floor extension over single storey office area, demolition of single storey outbuilding attached to Coach House and replacemen	Y	3	0	3	461045		
13/0055/FUL			Harefield Bungalow, Bell Lane, Bedmond, Abbots Langley, WD5 0QT	Demolition of existing bungalow and erection of new chalet bungalow with front and rear dormer windows and rear balcony, detached double garage, hardstanding to front and erection of 1.8m close boarded fence boundary	Y	1	0	1	464884	demo rebuild	

13/0555/AOD			Phase 3, Development Site At Junction With Langley Lane And Aerodrome Way, South Way, Abbots Langley	Approval of Details: Details pursuant to condition 2 of outline planning permission 10/2230/OUT comprising the appearance, layout and scale of the buildings and landscaping for Phase 3 of the Leavesden Park scheme to provide 86 residential dwellings (29 t	Y	28	0	28	465955	allocated	
13/0558/AOD			Phase 4, Development Site At Junction With Langley Lane And Aerodrome Way, South Way, Abbots Langley	Approval of Details: Details pursuant to condition 2 of outline planning permission 10/2230/OUT comprising the appearance, layout and scale of the buildings and landscaping for Phase 4 of the Leavesden Park scheme to provide 114 residential dwellings (40	Y	86	0	86	465956	allocated	
13/0603/AOD			Phase 2, Junction With Langley Lane And Aerodrome Way, South Way, Abbots Langley	Approval of details: Details pursuant to condition 2 of outline planning permission 10/2230/OUT comprising the appearance, layout and scale of the buildings and landscaping for Phase 2 of the Leavesden Park Scheme to provide 99 residential dwellings (incl	Y	1	0	1	470403	allocated	

13/0924/FUL			113, Valley Road, Rickmansworth, Rickmansworth, WD3 4BN	Demolition of existing dwelling and erection of new two storey 5 bedroom dwelling with integral garage and alterations to existing drive and erection of brick piers to boundary	Y	1	0	1	466864	demo rebuild	
13/1117/AOD			Phase 1, Langley Lane And Aerodrome Way, South Way, Abbots Langley	Approval of details: Details pursuant to condition 2 of outline planning permission 10/2230/OUT comprising the appearance, layout and scale of the buildings and landscaping for Phase 1 of the Leavesden Park scheme to provide 123 residential dwellings (inc	Y	28	0	28	470423	allocated	
13/1342/FUL			R/O, 155, Links Way, Croxley Green, Rickmansworth, WD3 3RW	Erection of a new detached dwelling (amendment to planning application 12/0971/FUL)	N	1	0	1	468745		1
13/1570/FUL			152, The Drive, Rickmansworth, Rickmansworth, WD3 4DH	Erection of three detached dwellings to replace existing family (amendment to 10/2408/FUL)	Y	1	0	1	469823		1
13/2273/FUL			Watercress Beds, Moor Lane, Sarratt	Conversion of barn to provide agricultural dwelling, associated external alterations to building and associated garden and parking area	N	1	0	1	471465		1

14/0084/FUL			Oxhey Hall Barns, Hampermill Lane, Oxhey Hall	Variation of Conditions 2 (plan numbers), 9 (flood risk assessment) and 11 (hard and soft landscaping) of planning permission 11/2177/FUL to allow for changes to the internal configuration of the 2 dwellings, a lowering in floor level of building 01 and a	N	2	0	2	471471			2
14/0221/FUL			16, Greenways, Abbots Langley, WD5 0EU	Demolition of existing dwelling and outbuildings and construction of replacement two storey dwelling with accommodation within roofspace	Y	1	0	1	471786	demo rebuild		
14/0255/FUL			62, The Drive, Rickmansworth, Rickmansworth, WD3 4EB	Erection of a detached dwelling to rear of 62 The Drive with associated landscaping, parking and access onto The Climb	N	1	0	1	472644			1
14/0504/FUL			88, Highfield Way, Rickmansworth, WD3 7PH	Demolition of existing dwelling and erection of new two storey dwelling with basement level and rear terrace	Y	1	0	1	472364	demo rebuild		
14/0732/FUL			The Paddock, Sandy Lane, Northwood, HA6 3HA	Variation of Condition 2 (plan numbers) of planning permission 13/2045/FUL (Demolition of existing dwelling and erection of replacement dwelling and detached garage. Erection of front fencing and gates) to allow for amendments to approved scheme to incre	Y	1	0	1	472369	demo rebuild		

14/0898/FUL			Land adj 132, Gosforth Lane, South Oxhey, WD19 7BX	Erection of detached three-bedroom dwelling on land adjacent to 132 Gosforth Lane. Alterations to frontage to provide additional off-street parking	N	1	0	1	473435		1
14/1037/FUL			Land At 18 To 26, Ebury Road, Rickmansworth	Construction of 3 x 1 bedroom mews houses to the rear of 1-2 Gilliat Row	N	3	0	3	473734		3
14/1168/FUL			Boundary Way, Abbots Langley	Demolition of 24 flats, shop and community building and removal of garages and creation of 56 new 1, 2 and 3 bed homes consisting of two to three storey buildings together with new shop, community facilities including community gardens, parking, landscapi	Y	0	-13	-13	473886	more than 9 dwellings	42
14/1250/RSP			Beechcroft Cottage, Chalfont Lane, Chorleywood, WD3 5PP	Part Retrospective: Construction of replacement detached two storey dwelling with habitable roof space and detached single storey double garage with habitable roof space, retention of the existing access and ancillary works which include landscaping, the	Y	1	0	1	473736	demo rebuild	

14/1477/FUL			Adj, Penmans Cottage, South Park Avenue, Chorleywood, Rickmansworth, WD3 5DZ	Erection of new detached dwelling with detached garage with accommodation at first floor level served by dormer windows and associated parking and access.	N	1	0	1	474385		1
14/1491/FUL			Adj, Parrotts, Parrotts Close, Croxley Green, Rickmansworth, WD3 3JZ	Demolition of existing double garage/store and erection of new 4 bedroom detached dwelling with associated landscaping works	N	1	0	1	474469		1
14/1544/FUL	Almost complete 13/03/2018		16, Valley Road, Rickmansworth, WD3 4DS	Demolition of existing dwelling and erection of a detached two storey dwelling with basement and accommodation in roofspace, first floor terrace to rear and alterations to front drive	Y	0	-1	-1	474086	demo rebuild	
14/1579/FUL			17, Muirfield Green, South Oxhey, WD19 6JF	Demolition of garage outbuilding, single storey rear extension and alterations to fenestration and subdivision of existing dwelling to provide two flats	Y	2	-1	1	474747		1
14/1635/FUL			32, Eastbury Avenue, Northwood, HA6 3LN	Demolition of existing dwelling and erection of 9 x 3 bedroom apartments with landscaping and basement car parking	Y	0	-1	-1	476184		-1
14/1641/PDR			Outbuilding Rear Of 132 To 146 New Road, Dickinson Square, Croxley Green, Rickmansworth, WD3 3ET	Prior Notification: Change of use of the existing first floor office (Class B1) to one two-bedroom flat (Class C3)	Y	1	0	1	474393	permitted development	

14/2177/FUL			April Cottage 31, Carpenters Wood Drive, Chorleywood, Rickmansworth, WD3 5RN	Demolition of existing house and construction of replacement detached dwelling with roof level accommodation and alterations and extension to access and drive	Y	0	-1	-1	475146	demo rebuild	
15/0065/RSP			146, The Drive, Rickmansworth, Rickmansworth, WD3 4DP	Part Retrospective: Demolition of existing remaining walls and erection of replacement detached dwelling with accommodation in the roofspace served by dormers to rear and rooflights to front and side and construction of detached garage	Y	1	0	1	476190	demo rebuild	
15/0272/FUL			67 Valley Road, Rickmansworth, WD3 4DT	Demolition of existing dwelling and construction of replacement two storey dwelling with an attached garage and alterations to drive (amendment to planning permission 14/1437/FUL)	Y	0	-1	-1	478692	demo rebuild	
15/0274/FUL			The Noak 25, Green Lane, Oxhey Hall, Watford, WD19 4NL	Demolition of existing dwelling and construction of two detached dwellings, additional access, parking and associated landscaping works	Y	0	-1	-1	476200		-1

15/0358/FUL			2, The Climb, Rickmansworth, WD3 4DX	Demolition of existing dwelling and erection of two detached dwellings with integral garages and accommodation within the roofspace and associated works including alterations to land levels and vehicular access	Y	0	-1	-1	476514		-1
15/0413/RSP			59, Winton Crescent, Croxley Green, Rickmansworth, WD3 3QX	Part Retrospective: Subdivision of five-bedroom house to provide one two-bedroom and one three-bedroom dwelling	Y	2	-1	1	476516		1
15/0508/FUL			Adj 35, Hunters Lane, Leavesden, Watford, WD25 7BA	Erection of detached 3 bedroom dwelling with associated access, driveway and landscaping	Y	1	0	1	477587		1
15/0535/FUL			Verulam Nursery, Harthall Lane, Kings Langley, Hemel Hempstead, HP3 8SE	Demolition of existing dwelling and outbuildings and construction of replacement dwelling with associated hardstanding and landscaping	Y	0	-1	-1	476687	demo rebuild	
15/0786/FUL			65 TOMS LANE, KINGS LANGLEY, WD4 8NJ	Demolition of existing bungalow and erection of detached bungalow with integral garage including alterations to land levels and associated parking and landscaping	Y	0	-1	-1	477944	demo rebuild	
15/0940/FUL			Land Rear Of 233, High Street, Rickmansworth	Subdivision of site and conversion of garage to two bedroom dwelling including alterations to fenestration	Y	1	0	1	477611		1

15/1176/PDR			173 High Street, Rickmansworth, WD3 1AY	Prior Notification: Change of use from Office (Class B1) to 5 Residential units (Class C3)	Y	5	0	5	478726	permitted developme nt	
15/1606/FUL			Above, 22 Lower Road, Chorleywood, WD3 5LJ	Variation of Conditions 2 (In accordance with plans) and 6 (Boundary treatment) of planning permission 10/2367/FUL (Erection of first floor extension and second floor roof extension together with dormer windows in order to create 2 two-bedroom (each suitable for 3 people) flats above single storey flat roofed part of the building) to amend access route and boundary treatment	Y	2	0	2	478710		2
15/1768/FUL			41, Pheasants Way, Rickmansworth, WD3 7EX	Demolition of existing detached dwelling and construction of replacement two-storey dwelling with accommodatio n in the roof space, and alterations to landscaping including raised patio to rear	Y	0	-1	-1	479513	demo rebuild	

15/1857/RSP			Caerhays, 72 Quickley Lane, Chorleywood, WD3 5AF	Part Retrospective: Demolition of existing bungalow and erection of new replacement two storey dwelling with further accommodatio n in the roofspace served by gable projections, dormers to front and rear elevations and rooflights to front, side and rear elevation, extension to hardstanding, alterations to land levels and insertion of gates to front of property.	Y	0	-1	-1	479549	demo rebuild	
15/2552/RSP			109, Muirfield Road, South Oxhey, WD19 6JE	Part Retrospective: Single storey front extension and subdivision of existing dwelling into one 2-bedroom dwelling and one 3-bedroom dwelling with associated landscaping and provision of additional parking to frontage (amendment to planning application 15/0827/FUL to reflect alterations to internal layout and to fenestration)	Y	2	-1	1	480920		1
16/0191/RSP			Cheriton 19, Wyatts Road, Chorleywood, WD3 5TB	Part Retrospective: Demolition of existing bungalow and erection of replacement two storey dwelling with front and rear dormers	Y	0	-1	-1	481246	demo rebuild	
Three Rivers Totals:						243	-28	215		Total (including majors)	71
Report Total:						243	-28	215		Total (not including majors)	23

2014-2015

PP Ref	HCC Ref	HCC Ref	Address	Description	PDL	Gross Comp in Period	Losses in Year	Net Comp in Period	WISLISTPERM	notes	net gain
Borough/District Name		Three Rivers									
09/2107/FUL	21863	21863	140 Berry Lane, Rickmansworth, WD3 4BS	Demolition of dwelling & erection of 2 dwellings	Y	2	0	2	409541		2
10/0412/FUL	5720	5720A	18 Ebury Road, Rickmansworth, WD3 1BN	Demolition of existing dwelling houses at 18 and 20 Ebury Road and erection of 8 no. semi- detached dwelling houses on land at and to rear of 18 - 20 Ebury Road involving construction of new access road and diversion of existing public footpath 67, with as	Y	8	0	8	430894		8
10/0881/FUL	22177		43, Astons Road, Moor Park, Northwood, HA6 2LB	Demolition of existing dwelling and erection of replacement dwelling with basement level, rear terraces and associated landscaping	Y	1	0	1	430929	demo rebuild	
10/1713/FUL	17834		331, Uxbridge Road, Rickmansworth, Rickmansworth, WD3 8DS	Renewal of 07/1596/FUL: Reconstruction of existing north, east and west facades as an amendment to planning permission 06/1632/FUL which granted planted planning permission for part retention of existing north and east facades within redevelopment proposa	Y	10	0	10	430970	more than 9 dwellings	9

10/2169/FUL	18501		The Courtyard, 1a Church Lane, Sarratt, Sarratt	Demolition of existing B1 units and erection of two residential units with basements, associated works and detached garage.	Y	2	0	2	430990		2
11/0968/FUL			Whitehaven, Grosvenor Road, Northwood, Northwood, HA6 3HJ	Demolition of existing house and erection of a 6 bedroom house with habitable rooms in the loft space	Y	0	-1	-1	444831	demo rebuild	
11/1589/FUL			Dellwood, Woodland Lane, Chorleywood, WD3 5LS	Demolition of existing dwelling and erection of a replacement dwelling with associated parking and landscaping	Y	0	-1	-1	448716	demo rebuild	
11/1652/FUL			Silver Lawns 79, Quickley Lane, Chorleywood, Rickmansworth, WD3 5PG	Demolition of existing bungalow at No.79 Quickley Lane and the erection of 3 town houses with associated access, parking, bin storage, landscaping and amenity areas	Y	3	0	3	450664		3
11/2352/FUL			Bracken Hill House, The Woods, Northwood, Northwood, HA6 3EX	Change of use and refurbishment of the existing building to provide two private residences and the addition of two new detached private dwellings in the grounds	Y	2	0	2	452528		2

12/0221/RSP			Durrants, Lincoln Way, Croxley Green	Part retrospective: Conversion of Grade II listed Durrants House (Old Merchant Taylor's) and curtilage courtyard cottages to provide 19 residential units, with associated internal and external alterations, extensions to rear, side and roof, and parking an	Y	19	0	19	454905	more than 9 dwellings	19
12/0712/FUL			5, Orchard Drive, Chorleywood, Rickmansworth, WD3 5QN	Demolition of existing detached bungalow and erection of new detached two storey dwelling (amendment to 11/1660/FUL)	Y	1	0	1	457645	demo rebuild	
12/0781/FUL			77, Valley Road, Rickmansworth, WD3 4BL	Replacement of existing house and garage with a new house with integral garage	Y	1	0	1	457965	demo rebuild	
12/1018/FUL			Coles Farm, Chequers Lane, Abbots Langley	Redevelopment of site involving cessation of commercial uses, removal of existing structures and storage and erection of one replacement single storey dwelling and a further three single storey dwellings with alterations to the existing access points, par	Y	0	-3	-3	459543		-3

12/1232/FUL			Bracken Hill House, The Woods, Northwood, Northwood, HA6 3EX	Amendment to planning permission 11/2352/FUL (Change of use and refurbishment of the existing building to provide two private residences and the addition of two new detached private dwellings in the grounds) dated 18/01/2012 (implemented) to replace the detached house south of the retained house with two detached houses	N	2	0	2	459871			2
12/1814/FUL			14, Bourne End Road, Northwood, Northwood, HA6 3BS	Errection of new five bedroom family house (following demolition of existing four bedroom house) including loft accommodation served by dormer windows and rooflights	Y	1	0	1	461044	demo rebuild		
12/1929/FUL			Rickmansworth School, Scots Hill, Croxley Green, Rickmansworth, WD3 3AQ	Change of use of existing caretaker building to commercial use (premises building) with associated extensions and alterations, additional hardstanding and car parking towards entrance, alterations to traffic flow within site including new coach pick up /	Y	0	-1	-1	461487	loss of dwelling		
12/2202/FUL			Land To Rear Of 17 To 75, The Queens Drive, Mill End	The construction of 27 no. houses, play area and open space	N	27	0	27	464903	more than 9 dwellings		27

12/2381/FUL			84, Abbots Road, Abbots Langley, Abbots Langley, WD5 0BH	Demolition of existing dwelling and erection of 2 new detached dwellings	Y	2	0	2	464063		2
12/2398/FUL			Passing Clouds, Shepherds Lane, Chorleywood, Rickmansworth, WD3 5HA	Demolition of existing bungalow and erection of new two storey dwelling	Y	1	0	1	463763	demo rebuild	
13/0271/FUL			1, Oakfield, Mill End, Rickmansworth, WD3 8LR	Erection of attached 2 storey, 3 bed dwelling house on land adjoining 1 Oakfield, demolition of shed to side of property and minor works to existing dwelling.	N	1	0	1	464506		1
13/0368/FUL			62, The Drive, Rickmansworth, Rickmansworth, WD3 4EB	Erection of two new detached dwelling houses to the front and rear of the site involving the demolition of the existing dwelling, with associated landscaping, parking and accesses onto The Drive and The Climb (amendment to planning permission 11/2009/FUL)	Y	0	-1	-1	465023		-1
13/0477/FUL			Former Yorke Road School, Yorke Road, Croxley Green	Extension and conversion to 4 no. residential units with associated landscaping, parking and additional vehicular access onto Yorke Road	Y	4	0	4	465024	allocated	

13/0555/AOD			Phase 3, Development Site At Junction With Langley Lane And Aerodrome Way, South Way, Abbots Langley	Approval of Details: Details pursuant to condition 2 of outline planning permission 10/2230/OUT comprising the appearance, layout and scale of the buildings and landscaping for Phase 3 of the Leavesden Park scheme to provide 86 residential dwellings (29 t	Y	55	0	55	465955	allocated	
13/0558/AOD			Phase 4, Development Site At Junction With Langley Lane And Aerodrome Way, South Way, Abbots Langley	Approval of Details: Details pursuant to condition 2 of outline planning permission 10/2230/OUT comprising the appearance, layout and scale of the buildings and landscaping for Phase 4 of the Leavesden Park scheme to provide 114 residential dwellings (40	Y	19	0	19	465956	allocated	
13/0603/AOD			Phase 2, Junction With Langley Lane And Aerodrome Way, South Way, Abbots Langley	Approval of details: Details pursuant to condition 2 of outline planning permission 10/2230/OUT comprising the appearance, layout and scale of the buildings and landscaping for Phase 2 of the Leavesden Park Scheme to provide 99 residential dwellings (incl	Y	74	0	74	470403	allocated	

13/0902/FUL			Bracken Hill House, The Woods, Northwood	Amendment to permission 11/2352/FUL (Change of use and refurbishment of the existing building to provide two private residences and the addition of two new detached private dwellings in the grounds) dated 18/01/2012 (implemented) to replace the detached house with 2 detached houses	Y	2	0	2	467443		
13/0924/FUL			113, Valley Road, Rickmansworth, Rickmansworth, WD3 4BN	Demolition of existing dwelling and erection of new two storey 5 bedroom dwelling with integral garage and alterations to existing drive and erection of brick piers to boundary	Y	0	-1	-1	466864	demo rebuild	2
13/1037/PDR			45 - 47, Church Street, Rickmansworth, Rickmansworth, WD3 1DQ	Prior Notification: Change of use from Office (Class B1) to 2 Residential units (Class C3)	Y	2	0	2	466867	permitted development	
13/1117/AOD			Phase 1, Langley Lane And Aerodrome Way, South Way, Abbots Langley	Approval of details: Details pursuant to condition 2 of outline planning permission 10/2230/OUT comprising the appearance, layout and scale of the buildings and landscaping for Phase 1 of the Leavesden Park scheme to provide 123 residential dwellings (inc	Y	45	0	45	470423	allocated	

13/1223/FUL			8, Chiltern Drive, Mill End, Rickmansworth, WD3 8JS	Erection of new 3 bed dwelling attached to 8 Chiltern Drive following demolition of existing attached outbuilding with associated parking and landscaping. New vehicular crossover and parking to serve 8 Chiltern Drive	N	1	0	1	468704		1
13/1274/FUL			Qualicum Lodge, Dog Kennel Lane, Chorleywood, Rickmansworth, WD3 5EL	Resubmission of 11/1719/FUL: Erection of new dwelling.	N	1	0	1	468706		1
13/1394/PDR			Centurion House 34 36, High Street, Rickmansworth, WD3 1ER	Prior Notification: Change of use of building and site from class B1 to 12 residential units	Y	12	0	12	468709	permitted development	
13/1476/FUL			211, Watford Road, Croxley Green, Rickmansworth, WD3 3RY	Demolition of existing dwelling and erection of two semi detached dwellings	Y	2	-1	1	468784		1
13/1570/FUL			152, The Drive, Rickmansworth, Rickmansworth, WD3 4DH	Erection of three detached dwellings to replace existing family (amendment to 10/2408/FUL)	Y	2	0	2	469823		2
13/1582/FUL			Little Fold, Trout Rise, Loudwater	Replacement dwelling	Y	0	-1	-1	469803	demo rebuild	
13/1963/FUL			31, Bedford Road, Moor Park, Northwood, HA6 2AY	Demolition of existing dwelling and erection of detached two-storey dwelling with additional accommodation at second floor and basement levels. Improvement of existing access and associated ancillary works.	Y	0	-1	-1	470563	demo rebuild	

13/2345/RSP			21, Chestnut Avenue, Rickmansworth, Rickmansworth, WD3 4HA	Part Retrospective: Demolition of existing dwelling and erection of a new 6 bedroom two-storey detached dwelling with additional accommodatio n at second floor and basement levels, Juliet balcony to rear, integral single garage and ancillary external works	Y	1	0	1	471469	demo rebuild	
14/0221/FUL			16, Greenways, Abbots Langley, WD5 0EU	Demolition of existing dwelling and outbuildings and construction of replacement two storey dwelling with accommodatio n within roofscape	Y	0	-1	-1	471786	demo rebuild	
14/0384/CLED			Batchworth House, Batchworth Heath, Rickmansworth, WD3 1QB	Certificate of Lawfulness Existing Use: Use of Batchworth House as a domestic residential dwelling in breach of condition 1 of planning permission 8/688/90	Y	1	-1	0	472274	certificate of lawfulness	
14/0504/FUL			88, Highfield Way, Rickmansworth, WD3 7PH	Demolition of existing dwelling and erection of new two storey dwelling with basement level and rear terrace	Y	0	-1	-1	472364	demo rebuild	
14/0527/FUL			123, Greenfield Avenue, Carpenders Park, Watford, WD19 5DG	Demolition of existing dwelling and erection of new dwelling with garage at lower ground level, accommodatio n in roofspace and alterations to frontage including lowering existing land levels	Y	0	-1	-1	472365	demo rebuild	

14/0557/RSP			2A, Trowley Rise, Abbots Langley, WD5 0LW	Part Retrospective: Replacement detached dwelling with front gable feature and front and rear dormer windows, front porch and alterations to land levels	Y	1	-1	0	472920	demo rebuild	
14/0640/FUL			18, The Cloisters, Rickmansworth, WD3 1HL	Demolition of existing dwelling (retaining flank wall to East boundary) and garage and construction of a replacement detached dwelling with increased ridge height	Y	1	-1	0	472276	demo rebuild	
14/0728/FUL			27, Bedford Road, Moor Park, Northwood, HA6 2AY	Demolition of existing dwelling and erection of a two-storey dwelling with accommodation in roof space and rear dormers (revision to planning permission 11/1346/FUL)	Y	0	-1	-1	472648	demo rebuild	
14/1250/RSP			Beechcroft Cottage, Chalfont Lane, Chorleywood, WD3 5PP	Part Retrospective: Construction of replacement detached two storey dwelling with habitable roof space and detached single storey double garage with habitable roof space, retention of the existing access and ancillary works which include landscaping, the	Y	0	-1	-1	473736	demo rebuild	

14/1711/FUL			Riverdene, Chorleywood Road, Rickmansworth, WD3 4ER	Variation of condition 2 (Approved Plans) of planning permission 13/2284/FUL to allow for changes to the design of the two dwellings including creation of integral garages and alterations to footprint	N	0	-1	-1	474471		-1
14/1837/RSP			West Callipers, Penmans Green, Sarratt, Kings Langley, WD4 9AY	Part retrospective: Demolition of dwelling and construction of replacement dwelling with dormers in side elevation and balcony to front, demolition of existing outbuildings and construction of detached garage to front and new drive	Y	1	-1	0	474608		-1
14/2119/FUL			18, Hunton Bridge Hill, Hunton Bridge, Kings Langley, WD4 8PU	Erection of three new detached houses with accommodation in the roof space each with private garden, shared central courtyard and detached outbuildings and creation of new vehicular access to allow for a new driveway and access from Hunton Bridge Hill	Y	0	-1	-1	475145		-1
14/2376/CLED			The Old Brickworks, Oxhey Lane, Carpenders Park, Watford, WD19 5RF	Certificate of Lawfulness Existing Use: Single storey rear extension and external alterations and use of office building as a single dwellinghouse	Y	1	0	1	475575	certificate of lawfulness	-1

15/0065/RSP			146, The Drive, Rickmansworth, WD3 4DP	Part Retrospective: Demolition of existing remaining walls and erection of replacement detached dwelling with accommodation in the roofspace served by dormers to rear and rooflights to front and side and construction of detached garage	Y	0	-1	-1	476190	demo rebuild	
Three Rivers Totals:						308	-23	285		Total (including majors)	78
Report Total:						308	-23	285		Total (not including majors)	38

Allocated:197

Total (inclu275