

PLANNING COMMITTEE

NOTICE AND AGENDA

For a meeting to be held in the Penn Chamber, Three Rivers House, Northway, Rickmansworth on Thursday, 23 January 2025 at 7.30 pm

Members of the Planning Committee:-

Councillors:

Chris Whately-Smith (Chair)
Harry Davies
Steve Drury
Chris Lloyd
Andrea Fraser
Philip Hearn

Elinor Gazzard (Vice-Chair)
Abbas Merali
Debbie Morris
Chris Mitchell
Stephen King

*Joanne Wagstaffe, Chief Executive
Wednesday, 15 January 2025*

The Council welcomes contributions from members of the public to aid discussions on agenda items at Planning Committee meetings.

Details of the procedure are provided below:

For those wishing to speak:

Please note that, in the event of registering your interest to speak on an agenda item but not taking up that right because the item is deferred, you will be given the right to speak on that item at the next meeting of the Planning Committee.

Members of the public are entitled to speak on an application from the published agenda for the meeting either in support of the application or against. Those who wish to speak can arrive on the night from 7pm to register with the Committee Manager. One person can speak in support of the application and one against.

Please note that contributions will be limited to no more than three minutes.

For those wishing to observe:

Members of the public are welcome to attend the meetings. If you wish to observe you can arrive on the night from 7pm.

In accordance with The Openness of Local Government Bodies Regulations 2014 any matters considered under Part I business only of the meeting may be filmed, recorded, photographed, broadcast or reported via social media by any person.

Recording and reporting the Council's meetings is subject to the law and it is the responsibility of those doing the recording and reporting to ensure compliance. This will include the Human Rights Act, the Data Protection Legislation and the laws of libel and defamation.

1. **Apologies for Absence**
2. **Minutes** (Pages 5 - 12)

To confirm as a correct record the minutes of the Planning Committee meeting held on 12 December 2024.
3. **Declarations of Interest**

To receive any declarations of interest.
4. **Notice of Urgent Business**

Items of other business notified under Council Procedure Rule 30 to be announced, together with the special circumstances that justify their consideration as a matter of urgency. The Chair to rule on the admission of such items.
5. **24/1348/FUL – Two storey rear extension, conversion of existing garage into habitable accommodation, internal alterations; installation of front rooflight and extension to raised decking to the rear at Chilcote, 58 Clements Road, Chorleywood, Rickmansworth, WD3 5JT** (Pages 13 - 28)

Two storey rear extension; conversion of existing garage into habitable accommodation; internal alterations; installation of front rooflight and extension to raised decking to the rear at Chilcote, 58 Clements Road, Chorleywood, Rickmansworth.

Recommendation: that planning permission be granted subject to conditions.
6. **24/1360/FUL – Construction of pitched roof single storey side extension with accommodation in the roofspace at Solesbridge House, Solesbridge Lane, Chorleywood, Rickmansworth, WD3 5SR** (Pages 29 - 46)

Construction of pitched roof single storey side extension with accommodation in the roofspace at Solesbridge House, Solesbridge Lane, Chorleywood, Rickmansworth.

Recommendation: that planning permission be refused.
7. **24/1476/LBC – Listed Building Consent: Construction of pitched roof single storey side extension with accommodation in the roofspace at Solesbridge House, Solesbridge Lane, Chorleywood, Rickmansworth, WD3 5SR** (Pages 47 - 64)

Listed building consent: construction of pitched roof single storey side extension with accommodation in the roofspace at Solesbridge House, Solesbridge Lane, Chorleywood, Rickmansworth.

Recommendation: that listed building consent be granted.
8. **24/1479/FUL – Demolition of existing dwelling and construction of replacement two storey detached dwelling with accommodation within the roof served by rear dormers at Cartref, Ormonde Road,** (Pages 65 - 84)

Moor Park, Northwood, Hertfordshire HA6 2EJ

Demolition of existing dwelling and construction of replacement two storey detached dwelling with accommodation within the roof served by rear dormers at Cartref, Ormonde Road, Moor Park, Northwood.

Recommendation: to delegate authority to the Head of Regulatory Services to, following the expiry of the consultation period, consider any further comments received and grant planning permission for the development subject to conditions.

9. **24/1614/FUL – Demolition of existing dwelling and shed and construction of two storey detached dwelling including basement level with swimming pool and accommodation in the roofspace served by rear dormer window and front/side/rear rooflights, side solar panels with associated heatpump, access, bin and bike store, parking and landscaping works and vehicle cross over at 20 Batchworth Lane, Northwood, HA6 3DR** (Pages 85 - 114)

Demolition of existing dwelling and shed and construction of two storey detached dwelling including basement level with swimming pool and accommodation in the roofspace served by rear dormer window and front/side/rear rooflights, side solar panels with associated heatpump, access, bin and bike store, parking and landscaping works and vehicle cross over at 20 Batchworth Lane, Northwood.

Recommendation: that planning permission be granted.

10. **24/1725/FUL - Variation of Conditions 1 (Hours of Operation) and 2 (External Use Hours) pursuant to planning application 12/1452/FUL: To allow the cafe to operate between 08:00 to 22:00 every day at 16 Money Hill Parade, Uxbridge Road, Rickmansworth, Hertfordshire, WD3 7BE** (Pages 115 - 124)

Variation of Conditions 1 (Hours of Operation) and 2 (External Use Hours) pursuant to planning application 12/1452/FUL to allow the cafe to operate between 08:00 to 22:00 every day at 16 Money Hill Parade, Uxbridge Road, Rickmansworth.

Recommendation: that planning permission be approved.

11. **24/1799/RSP - Part Retrospective: Demolition of the existing dwelling and construction of a replacement two-storey detached dwelling with roof accommodation served by roof lights; installation of solar panels and an air source heat pump. Landscaping alterations and rear patio; provision of hardstanding; retention of existing swimming pool; associated cycle and refuse storage at 24 LYNWOOD HEIGHTS, RICKMANSWORTH, HERTFORDSHIRE, WD3 4ED** (Pages 125 - 156)

Part retrospective: demolition of the existing dwelling and construction of a replacement two-storey detached dwelling with roof accommodation served by roof lights; installation of solar panels and an air source heat pump; landscaping alterations and rear patio; provision of hardstanding; retention of existing swimming pool; associated cycle and refuse storage at 24 Lynwood Heights, Rickmansworth.

Recommendation: that planning permission be granted subject to conditions.

12. Other Business - if approved under item 3 above

Exclusion of Public and Press

If the Committee wishes to consider any items in private, it will be appropriate for a resolution to be passed in the following terms:

“that under Section 100A of the Local Government Act 1972 the press and public be excluded from the meeting on the grounds that it involves the likely disclosure of exempt information as defined in Part I of Schedule 12A to the Act. It has been decided by the Council that in all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.”

(Note: If other confidential business is approved under item 3, it will also be necessary to specify the class of exempt or confidential information in the additional items).

General Enquiries: Please contact the Committee Team at
committeeteam@threerivers.gov.uk