

PLANNING COMMITTEE

NOTICE AND AGENDA

For a meeting to be held in the Penn Chamber, Three Rivers House, Northway, Rickmansworth on Thursday, 20 February 2025 at 7.30 pm

Members of the Planning Committee:-

Councillors:

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

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

*Joanne Wagstaffe, Chief Executive
Wednesday, 12 February 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 - 18)

To confirm as a correct record the minutes of the Planning Committee meetings held on 23 January and 30 January 2025.

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. 24/1614/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 19 - 50)

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.

6. 24/1821/RSP – Part Retrospective: change of use of building to 2 x Houses of Multiple Occupation (Sui Generis) at Unit 8, Century Court, Tolpits Lane, Watford, Herts, WD18 9RS

(Pages 51 - 74)

Part Retrospective: change of use of building to 2 x Houses of Multiple Occupation (Sui Generis) at Unit 8, Century Court, Tolpits Lane, Watford.

Recommendation: that planning permission is refused.

7. 24/1826/RSP – Part Retrospective: change of use of building to 2 x Houses of Multiple Occupation (Sui Generis) at Unit 6, Century Court, Tolpits Lane, Watford, Herts WD18 9RS

(Pages 75 - 98)

Part Retrospective: change of use of building to 2 x Houses of Multiple Occupation (Sui Generis) at Unit 6, Century Court, Tolpits Lane, Watford.

Recommendation: that planning permission is refused.

8. 24/1837/FUL – Sub-division of site; construction of two storey detached dwelling, including basement level, solar panels, access, parking and landscaping works at Meldon, Chenies Road, Chorleywood, Hertfordshire WD3 5LY

(Pages 99 - 144)

Sub-division of site; construction of two storey detached dwelling, including basement level, solar panels, access, parking and landscaping works at Meldon, Chenies Road, Chorleywood.

Recommendation: that planning permission be granted subject to conditions.

- 9. 24/1921/RSP – Retrospective: erection of a rear outbuilding at 30 Bourne End Road, Northwood HA6 3BS** (Pages 145 - 160)

Retrospective: erection of a rear outbuilding at 30 Bourne End Road, Northwood.

Recommendation: that planning permission be granted.

- 10. 24/1925/FUL - Construction of a first floor side extension; insertion of rooflights; installation of two AC units on the ground floor; alterations to external materials including render, wall tiles and roof tiles and replacement of block paved driveway at 35 Bedford Road, Moor Park, Northwood, Hertfordshire HA6 2AX.** (Pages 161 - 176)

Construction of a first floor side extension; insertion of rooflights; installation of two AC units on the ground floor; alterations to external materials including render, wall tiles and roof tiles and replacement of block paved driveway at 35 Bedford Road, Moor Park, Northwood.

Recommendation: that planning permission be granted subject to conditions.

- 11. 24/1941/FUL – Conversion of the existing outbuilding for use as an annexe at Fortunes Farmhouse, High Elms Lane, Abbots Langley, Watford, Hertfordshire WD25 0JY** (Pages 177 - 188)

Conversion of the existing outbuilding for use as an annexe at Fortunes Farmhouse, High Elms Lane, Abbots Langley, Watford.

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