

# PLANNING COMMITTEE

## NOTICE AND AGENDA

For a meeting to be held on Thursday, 19 March 2026 at 7.30 pm in the Penn Chamber, Three Rivers House, Northway, Rickmansworth.WD3 1RL

Members of the Planning Committee:-

Councillors:

Chris Whately-Smith (Chair)  
Oliver Cooper  
Harry Davies  
Steve Drury  
Philip Hearn  
Stephen King

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

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*Joanne Wagstaffe, Chief Executive  
Wednesday, 11 March 2026*

The Council welcomes contributions from members of the public to aid discussions on agenda items at the Planning Committee meetings. Details of the procedure are provided below:

For those wishing to speak:

Members of the public are entitled to register and identify which item(s) they wish to speak on from the published agenda for the meeting. Those who wish to register to speak are asked to register on the night of the meeting from 7pm. Please note that contributions will be limited to one person speaking for and one against each item for not more than three minutes.

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 Committee.

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.

The meeting may be livestreamed and an audio recording of the meeting will be made.

**1. Apologies for Absence**

**2. Minutes**

(Pages 5 - 24)

To confirm as a correct record the minutes of the Planning Committee meetings held on 16 and 26 February 2026.

**3. 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.

**4. Declarations of Interest**

To receive any declarations of interest.

**5. 25/1020/OUT – Outline planning application for up to 256 homes (C3 use class) (including affordable and self/custom build housing), housing with care (C2 use class), a children's home (for looked after children) (C2 use class) together with associated access (including off-site highway works), parking, open space and landscaping (appearance, layout, landscaping and scale as reserved matters) at Land East of Oxhey Lane, Carpenders Park, Hertfordshire**

(Pages 25 - 206)

Outline planning application for up to 256 homes (C3 use class) (including affordable and self/custom build housing), housing with care (C2 use class), a children's home (for looked after children) (C2 use class) together with associated access (including off-site highway works), parking, open space and landscaping (appearance, layout, landscaping and scale as reserved matters) at Land East of Oxhey Lane, Carpenders Park.

Recommendation: that the application be delegated to the Head of Regulatory Services to grant outline planning permission 25/1020/OUT subject to:

- 1) the completion of a Section 106 Agreement to secure the Heads of Terms set out in section 7.15 of the report;
  - 2) the planning conditions set out at section 8.2 of the report;
- and
- 3) the authority to make any minor amendments to the Heads of Terms and planning conditions be delegated to the Head of Regulatory Services in consultation with the Chair of the Planning Committee.

6. **25/1346/FUL – Conversion of existing building into 6no. (Use Class C3) residential units with associated bike store, parking and landscaping works at Croxley House, Croxley Green, Rickmansworth WD3 3JB** (Pages 207 - 250)

Conversion of existing building into 6no. (Use Class C3) residential units with associated bike store, parking and landscaping works at Croxley House, Croxley Green, Rickmansworth.

Recommendation: that planning permission is granted.

7. **25/1347/LBC – Listed Building Consent: Conversion of existing building into 6no. (Use Class C3) residential units with associated bike store, parking and landscaping works at Croxley House, Croxley Green, Rickmansworth WD3 3JB** (Pages 251 - 294)

Listed Building Consent: Conversion of existing building into 6no. (Use Class C3) residential units with associated bike store, parking and landscaping works at Croxley House, Croxley Green, Rickmansworth.

Recommendation: that listed building consent is granted.

8. **25/1984/FUL - Construction of part-single, part two storey front and rear extensions, first floor side extension; loft conversion including roof extension with rear dormers and rooflights, relocation of entrance door, internal alterations and alterations to fenestration and raised terrace to the rear at 43 Chestnut Avenue, Rickmansworth, Herts WD3 4HA** (Pages 295 - 312)

Construction of part-single, part two storey front and rear extensions, first floor side extension; loft conversion including roof extension with rear dormers and rooflights, relocation of entrance door, internal alterations and alterations to fenestration and raised terrace to the rear at 43 Chestnut Avenue, Rickmansworth.

Recommendation: that planning permission be granted subject to conditions.

9. **25/2228/RSP – Part-Retrospective: Construction of single storey rear extension at 10 Gade Bank, Croxley Green, Rickmansworth, Hertfordshire WD3 3GD** (Pages 313 - 328)

Part-retrospective: construction of single storey rear extension at 10 Gade Bank, Croxley Green, Rickmansworth.

Recommendation: that part-retrospective planning permission be granted subject to conditions.

10. **26/0041/RSP - Part Retrospective: Demolition of existing garage, workshop and front canopy; construction of part single, part two-storey rear extensions; two-storey side extensions; front and rear dormers; installation of chimney; raised rear patio; alterations to fenestration including installation of roof lights; relocation of front entrance at 11 Pembroke Road, Moor Park, Northwood, Hertfordshire HA6 2HP** (Pages 329 - 354)

Part retrospective: demolition of existing garage, workshop and front canopy; construction of part single, part two-storey rear extensions; two-storey side extensions; front and rear dormers; installation of chimney; raised rear patio; alterations to fenestration including installation of roof lights; relocation of front entrance at 11 Pembroke Road, Moor Park, Northwood.

Recommendation: that planning permission be granted subject to conditions.

11. **26/0073/RSP – Part-Retrospective: Construction of two storey side extension, loft conversion including hip to gable extension and rear dormer and front/rear rooflights at 9 The Crescent, Croxley Green, Rickmansworth, Hertfordshire WD3 3DU** (Pages 355 - 378)

Part retrospective: construction of two storey side extension, loft conversion including hip to gable extension and rear dormer and front/rear rooflights at 9 The Crescent, Croxley Green, Rickmansworth.

Recommendation: that part retrospective 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](mailto:committeeteam@threerivers.gov.uk)