
PLANNING COMMITTEE

NOTICE AND AGENDA

For a meeting to be held on Wednesday, 27 May 2026 at 7.30 pm at Penn Chamber, Three Rivers House, Rickmansworth.

Members of the Planning Committee:-

Committee members will be appointed at Annual Council on 19 May 2026

*Joanne Wagstaffe, Chief Executive
Monday, 18 May 2026*

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:

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 meeting. 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 - 10)

To confirm as a correct record the minutes of the Planning Committee meeting held on 23 April 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. **25/0590/FUL – Change of use of land to create 4 gypsy and traveller pitches including 2 amenity buildings and associated hardstanding and access at Land to the North Of Toms Lane, Kings Langley, Hertfordshire**

(Pages 11 - 50)

Change of use of land to create 4 gypsy and traveller pitches including 2 amenity buildings and associated hardstanding and access at Land to the North Of Toms Lane, Kings Langley.

Recommendation: that planning permission be granted.

6. **25/0980/RSP – Part retrospective: removal of original front canopy porch; removal of original chimney stack; removal of original ridge tiles and finials; removal of original bargeboards; construction of single-storey front extension, including new porch with new front door and fenestration and window to replace garage door; replacement windows; construction of new chimney stack; cream painted render; replacement ridge tiles and finials, construction of single-storey rear extension and associated raised patio; rear rooflight; removal of front landscaping and driveway extension; and alterations to front boundary treatment, including brick slips to rendered front walls at Sands, Shire Lane, Chorleywood, Rickmansworth, Hertfordshire WD3 5NH**

(Pages 51 - 70)

Part retrospective: removal of original front canopy porch; removal of original chimney stack; removal of original ridge tiles and finials; removal of original bargeboards; construction of single-storey front extension, including new porch with new front door and fenestration and window to replace garage door; replacement windows; construction of new chimney stack; cream painted render; replacement ridge tiles and finials, construction of single-storey rear extension and associated raised patio; rear rooflight; removal of front landscaping and driveway extension; and alterations to front boundary treatment, including brick slips to rendered front walls at Sands, Shire Lane, Chorleywood, Rickmansworth.

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

7. **26/0033/FUL – Extensions to existing ground floor and extensions to create first and second floor accommodation, including rear dormer window to provide 1 self contained residential dwelling at no.1A Grove Road, Mill End, Rickmansworth WD3 8EB** (Pages 71 - 88)

Extensions to existing ground floor and extensions to create first and second floor accommodation, including rear dormer window to provide 1 self contained residential dwelling at no.1A Grove Road, Mill End, Rickmansworth.

Recommendation: that planning permission is granted.

8. **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 89 - 116)

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.

9. **26/0122/FUL – Alterations to elevations of existing car park building to enclose upper floor for commercial use (Class E), including brickwork and windows; associated works including new ramp and staircase; and landscaping alterations at Trinity Court, Church Street, Rickmansworth, Hertfordshire WD3 1RT** (Pages 117 - 134)

Alterations to elevations of existing car park building to enclose upper floor for commercial use (Class E), including brickwork and windows; associated works including new ramp and staircase; and landscaping alterations at Trinity Court, Church Street, Rickmansworth.

Recommendation: that planning permission be granted subject to conditions.

10. **26/0219/FUL - Erection of entrance ramp with handrails, alteration to fenestration, ventilation grills, bin store and associated landscaping works at Three Rivers House, Northway, Rickmansworth, Hertfordshire WD3 1RL** (Pages 135 - 152)

Erection of entrance ramp with handrails, alteration to fenestration, ventilation grills, bin store and associated landscaping works at Three Rivers House, Northway, Rickmansworth.

Recommendation: that planning permission be granted.

11. **26/0373/ADV – Advertisement consent: installation of internally illuminated fascia sign, and signs mounted on front/side of decking enclosure at 15 Money Hill Parade, Uxbridge Road,, Rickmansworth WD3 7BE** (Pages 153 - 160)

Advertisement Consent: Installation of internally illuminated fascia sign, and signs mounted on front/side of decking enclosure at 15 Money Hill Parade, Uxbridge Road, Rickmansworth.

Recommendation: that advertisement consent be granted.

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