
PLANNING COMMITTEE

NOTICE AND AGENDA

For a meeting to be held on Thursday, 16 July 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
Stephen Cox
Raj Khiroya
Chris Mitchell

Elinor Gazzard (Vice-Chair)
Debbie Morris
Reena Ranger
Tom Smith

*Joanne Wagstaffe, Chief Executive
Wednesday, 8 July 2026*

The Council welcomes contributions from members of the public 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 - 16)

To confirm as a correct record the minutes of the Planning Committee meeting held on 18 June 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. 25/1831/RSP - Part Retrospective: Change of use of land for the stationing of caravans for residential purposes for 5 no. gypsy pitches (10 statics) including formation of hardstanding and landscaping at Little Lily, Toms Lane, Kings Langley, Hertfordshire WD4 8NJ

(Pages 17 - 40)

Part retrospective: change of use of land for the stationing of caravans for residential purposes for 5 no. gypsy pitches (10 statics) including formation of hardstanding and landscaping at Little Lily, Toms Lane, Kings Langley.

Recommendation: that part-retrospective planning permission be approved.

6. 26/0377/LBC - Listed Building Consent: Refurbishment of existing K6 telephone kiosk including minor repairs, replacement of glazing, reinstatement of missing signage, installation of removable transparent stained-glass-effect community artwork panel to the internal face of glazing at K6 Telephone Kiosk, Opposite All Saints Church, Croxley Green, Hertfordshire WD3 3AN

(Pages 41 - 48)

Listed Building Consent: refurbishment of existing K6 telephone kiosk including minor repairs, replacement of glazing, reinstatement of missing signage, installation of removable transparent stained-glass-effect community artwork panel to the internal face of glazing at K6 Telephone Kiosk, Opposite All Saints Church, Croxley Green.

Recommendation: that listed building consent be granted.

7. 26/0537/FUL – Construction of part single, part two storey front and side extension, single storey rear extension; installation of windows to side elevation at 63 Watford Road, Croxley Green, Rickmansworth, Hertfordshire, WD3 3DS

(Pages 49 - 62)

Construction of part single, part two storey front and side extension, single storey rear extension, installation of windows to side elevation at 63 Watford Road, Croxley Green, Rickmansworth.

Recommendation: that planning permission be granted subject to conditions.

8. **26/0639/RSP – Part retrospective: Construction of single storey side extension to create a garage, and installation of solar panels at 38 Bedford Road, Moor Park, Northwood, Hertfordshire HA6 2AZ** (Pages 63 - 76)

Part retrospective: construction of single storey side extension to create a garage, and installation of solar panels at 38 Bedford Road, Moor Park, Northwood.

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

9. **26/0678/FUL - Demolition of existing garage and outbuilding, construction of two storey front and side extensions; single storey side and rear extensions; omission of rear balconies and replacement with rear Juliet balconies, internal alterations and alterations to fenestration; alterations to driveway; extension of rear patio area; alteration of external materials including render and cladding; alteration of front entrance at 16A Copthorne Road, Croxley Green, Rickmansworth, Hertfordshire WD3 4AE** (Pages 77 - 102)

Demolition of existing garage and outbuilding, construction of two storey front and side extensions; single storey side and rear extensions; omission of rear balconies and replacement with rear Juliet balconies, internal alterations and alterations to fenestration; alterations to driveway; extension of rear patio area; alteration of external materials including render and cladding; alteration of front entrance at 16A Copthorne Road, Croxley Green, Rickmansworth.

Recommendation: that planning permission is granted subject to conditions.

10. **26/0692/FUL - Removal of single storey front extension and, construction of single storey side/rear extension, removal of chimneys; alteration to fenestration including relocation of entrance door, external materials including render at 42 Marlin Square, Abbots Langley, Hertfordshire WD5 0EG** (Pages 103 - 116)

Removal of single storey front extension and, construction of single storey side/rear extension, removal of chimneys; alteration to fenestration including relocation of entrance door, external materials including render at 42 Marlin Square, Abbots Langley.

Recommendation: that planning permission be refused.

11. **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