

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



Three Rivers House
Northway
Rickmansworth
Herts WD3 1RL

Planning Committee MINUTES

Of a meeting held in the Penn Chamber, Three Rivers House, Rickmansworth, on Thursday, 18 June 2026 from 7.30 - 9.33 pm

Present: Councillors Chris Whately-Smith (Chair), Elinor Gazzard, Oliver Cooper, Raj Khiroya, Chris Mitchell, Debbie Morris, Reena Ranger and Tom Smith

Also in Attendance:

Parish Councillors Jon Bishop (Chorleywood Parish Council), Andrew Gallagher (Croxley Green Parish Council), Alistair Park (Chorleywood Parish Council) and Elizabeth Willetts (Batchworth Community Council)

Officers in Attendance:

Matthew Barnes, Principal Lawyer - Planning
Lauren Edwards, Principal Planning Officer
Emma Lund, Senior Committee Officer
Adam Ralton, Development Management Team Leader
Kimberley Rowley, Head of Regulatory Services
Scott Volker, Development Management Team Leader

PC146/25 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor Stephen Cox.

PC147/25 MINUTES

The minutes of the Planning Committee meeting held on 27 May 2026 were confirmed as a correct record and signed by the Chair.

PC148/25 NOTICE OF URGENT BUSINESS

There were no items of urgent business.

PC149/25 DECLARATIONS OF INTEREST

Councillor Debbie Morris declared a non-pecuniary interest in agenda item 10 (26/0325/RSP – Sandalwood, 7a Wolsey Road, Moor Park, Northwood) having previously expressed a view on the application. Councillor Morris left the meeting room whilst the application was considered and did not participate in the debate or vote.

PC150/25 23/0483/FUL: CHANGE OF USE OF EXISTING BUILDING FROM CARE HOME (C2) USE TO A NURSERY (CLASS E) INCLUDING PARTIAL DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION AND CONSTRUCTION OF TWO STOREY FRONT EXTENSION; PROVISION OF SPIRAL STAIRS, RAMP ACCESS, GREEN ROOF, ROOFLIGHTS AND VENTS; REPAIRS TO BOUNDARY WALL WITH ASSOCIATED

PARKING AND LANDSCAPING WORKS; AND WIDENING OF EXISTING ACCESS TRACK, INTERNAL ALTERATIONS AND ALTERATIONS TO FENESTRATION AT CROXLEY HOUSE, CROXLEY GREEN, RICKMANSWORTH, HERTS WD3 3JB.

The application was for change of use of existing building from care home (C2) use to a nursery (Class E) including partial demolition of existing single storey rear extension and construction of two storey front extension; provision of spiral stairs, ramp access, green roof, rooflights and vents; repairs to boundary wall with associated parking and landscaping works; and widening of existing access track, internal alterations and alterations to fenestration at Croxley House, Croxley Green, Rickmansworth.

The planning application and the associated Listed Building Consent application at agenda item 6 were considered together.

The Planning Officer reported that there were no updates, and for the benefit of Committee Members summarised the reason for the application being now before the committee.

The applications had been brought to Planning Committee in November 2023, and in accordance with the officer recommendation Members had resolved to grant both planning permission and Listed Building Consent which would have allowed the conversion and extension of the building for use as a children's nursery. The resolution to grant planning permission was subject to the completion of a S106 Agreement, as required by Hertfordshire Highways, to secure a full Travel Plan and monitoring fee in accordance with Hertfordshire County Council's Travel Plan Guidance. The Travel Plan was required in order to incorporate measures to promote sustainable transport; the County Council's full requirements for the Travel Plan were set out in full in its consultee comments at paragraph 4.1.7.1 of the officer report.

Since November 2023, the Local Planning Authority had allowed the applicant a significant and reasonable length of time to progress and complete the S106 Agreement. However, to date it had not been completed: it was understood that this was due to issues with the existing landowner. Given the length of time which had now passed, it was considered very unlikely that a S106 agreement would be progressed or completed. Therefore, officers had had further discussions with HCC which had re-considered the application and the requirement for a Travel Plan to be secured via a S106 Agreement. Whilst a S106 agreement would have been the preferred mechanism to secure the Travel Plan and monitoring fee, HCC had confirmed that it would not be able to defend a reason for refusal on the basis of failure to complete a S106 Agreement. HCC had therefore confirmed that it would be content for the Travel Plan to instead be secured via a condition only. As such, this application was being returned to the Committee in order for Members to consider to the removal of the requirement for a S106 Agreement and for the Travel Plan to instead be secured via a condition only, with no monitoring fee payable to the County Council.

The application was in all other respects identical to the previously approved scheme and whilst officers had re-assessed it within the new National Planning Policy Framework it was not considered that there would be any harm to the Green Belt or to heritage assets, nor any requirement for Very Special Circumstances to be demonstrated.

Committee Members asked questions about the details of the application which were responded to by officers. The Committee's discussions included the following:

- A Committee Member questioned whether the Travel Plan would still be monitored if secured by condition, given that a monitoring fee was no longer being sought. Officers responded that the Travel Plan itself would include an obligation for certain monitoring activities to be undertaken and periodically reported to the County Council. Therefore, there was no change in the level of control provided. The difference was that the County Council would no longer receive any fee to review the documentation. The Local Planning

Authority could take enforcement action against any failure to comply with the planning condition in the event that the required monitoring and reporting was not carried out.

- A Committee Member sought assurance that sufficient attempts had been made to secure the S106 Agreement, in order to be able to determine whether the approach presented to the Committee represented the most appropriate way forward. The Planning Officer responded that there had been regular communication by officers with the applicant since the committee's resolution in November 2023. However, the consent of a number of landowners was required to secure the agreement, and planning officers had not been party to those negotiations.

Councillor Cooper moved, and Councillor Mitchell seconded, that planning permission be granted subject to conditions.

On being put to the vote this was carried, the voting being unanimous.

RESOLVED:

That planning permission be granted subject to conditions.

PC151/25 23/0484/LBC: LISTED BUILDING CONSENT: CHANGE OF USE OF EXISTING BUILDING FROM CARE HOME (C2) USE TO A NURSERY (CLASS E) INCLUDING PARTIAL DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION AND CONSTRUCTION OF TWO STOREY FRONT EXTENSION; PROVISION OF SPIRAL STAIRS, RAMP ACCESS, GREEN ROOF, ROOFLIGHTS AND VENTS; REPAIRS TO BOUNDARY WALL WITH ASSOCIATED PARKING AND LANDSCAPING WORKS; WIDENING OF EXISTING ACCESS TRACK, INTERNAL ALTERATIONS AND ALTERATIONS TO FENESTRATION AT CROXLEY HOUSE, CROXLEY GREEN, RICKMANSWORTH, HERTS WD3 3JB.

The application was for listed building consent for change of use of existing building from care home (C2) use to a nursery (Class E) including partial demolition of existing single storey rear extension and construction of two storey front extension; provision of spiral stairs, ramp access, green roof, rooflights and vents; repairs to boundary wall with associated parking and landscaping works; widening of existing access track, internal alterations and alterations to fenestration at Croxley House, Croxley Green, Rickmansworth.

The application was considered together with the associated planning application at the previous agenda item.

A Committee Member expressed the view that the application improved the nature of the listed building, as well as preserving and enhancing its character. This was endorsed by another Committee Member.

Councillor Cooper moved, and Councillor Mitchell seconded, that Listed Building Consent be granted, subject to conditions.

On being put to the vote this was carried, the voting being unanimous.

RESOLVED:

That Listed Building Consent be granted subject to conditions.

PC152/25 25/1691/FUL – REPLACEMENT OF THE GLADE BRIDGE AT THE GLADE BRIDGE OVER THE RIVER COLNE, ADJACENT GRAND UNION CANAL OFF CHURCH STREET, RICKMANSWORTH

The application was for replacement of the Glade Bridge at the Glade Bridge over the River Colne, adjacent Grand Union Canal off Church Street, Rickmansworth.

The Planning Officer reported that there were no updates.

Committee Members asked questions about the details of the application which were responded to by officers. The Committee's discussions included the following:

- Several Committee Members expressed concern about the absence of information relating to the colour and finish of the proposed new bridge, which was considered to be fundamental to the application. Whilst there was a condition requiring details and samples to be submitted and approved by the Local Planning Authority prior to the commencement of any building operations, the Planning Committee would have no role in deciding their appropriateness. Given that the Council was the landowner and applicant, and the importance of the site to members of the public, the view was expressed that the Committee should have a greater role in determining these details. It was noted that the Canal and River Trust had also commented on the lack of clarity regarding the proposed colour, and the significant impact which the colours and materials used could have on the appearance of the bridge and its prominence in the landscape.
- The Planning Officer responded that the attachment of a condition requiring details to be submitted to the Local Planning Authority was not unusual. Additionally, and for clarity, whilst the Council was the applicant it was the LPA which was the deciding authority, and the two were not the same. Should the Committee consider it appropriate, an informative could be added setting out any preference with regard to colour palettes, for example. However, the Planning Officer expressed the opinion that deferral of the application to allow the applicant to provide full details before the application was determined would be unlikely to be considered reasonable. The applicant was unable to tender contracts for the works until planning permission was granted, and it was only at that stage that options regarding the details of the bridge could be fully assessed. Additionally, there may be limitations arising from, for example, accessibility requirements in relation to colours and materials which would only become evident during the tender process.
- In debate it was recommended that an informative should be added to reflect the Committee's opinion that the bridge colour should take account of the following comment submitted by the Canal and River Trust: *'it appears that the current bridge has weathered over time, and this end result colour should be considered in the selection, rather than matching the more vibrant colour of new wood'*.
- A Committee Member recommended that, if possible, any scheduled works should take place in quieter times of the year (for example, avoiding the school holidays) and it was questioned whether this could be required of the applicant. The Planning Officer responded that this would be unlikely to be considered reasonable if conditioned. However, an informative could be included which requested that the applicant give consideration to the time of year when works would take place.
- In response to a Member's suggestion that Condition 4 should be amended to require the applicant to give consideration to the comments of the Canal and River Trust in relation to the bridge's appearance (rather than including it as an informative) Planning Officers cautioned against this approach, noting that the wording may be open to challenge and that the Canal and River Trust was satisfied with the Council's own wording being used in relation to the conditioning of materials. Whilst there was a limit to the extent to which the Committee could reasonably make requirements of the applicant in relation to the colour

and materials of the bridge, Members were encouraged to raise any concerns, or express their views, directly to relevant officers in the Leisure Team.

Councillor Whately-Smith moved, and Councillor Smith seconded, that the application be approved subject to conditions and with additional informatives requesting (i) that the applicant should have regard to the comments of the Canal and River Trust in relation to the bridge's appearance and (ii) that the applicant give consideration to the time of year during which works take place.

On being put to the vote this was carried, the voting being 5 in favour, 0 against and 3 abstentions.

RESOLVED:

That the application be approved subject to conditions and with additional informatives requesting (i) that the applicant should have regard to the comments of the Canal and River Trust in relation to the bridge's appearance and (ii) that the applicant give consideration to the time of year during which works take place.

PC153/25 26/0039/FUL – ERECTION OF TWO SELF-BUILD DETACHED DWELLINGS, ALTERATIONS TO EXISTING VEHICULAR ACCESS AND LAND LEVELS AND PROPOSED ASSOCIATED LANDSCAPING AT THE DELL, LONG LANE, HERONSGATE, HERTFORDSHIRE, WD3 5DJ

The application was for erection of two self-build detached dwellings, alterations to existing vehicular access and land levels and proposed associated landscaping at The Dell, Long Lane, Heronsgate.

The Planning Officer reported that there were no updates.

Parish Councillor Alistair Park of Chorleywood Parish Council spoke on the application.

A representative of Heronsgate Residents' Association spoke against the application.

The agent spoke in favour of the application.

Issues raised by speakers against the proposal included: the impact on the Heronsgate Conservation Area and the historic Chartist village and the rural character of Long Lane; the unsustainable location with a lack of pavement and street lighting on Long Lane, poor walking and cycling conditions and poor public transport links; the impact of two substantial five-bedroomed private dwellings in terms of domestic activity, vehicle movements, parking, deliveries, lighting and access works in what had long been experienced as a green Conservation Area edge; the proposal offered modest mitigation compared to the previously refused application; there remained objections from Herts Highways and the Conservation Officer; and the heavily reduced affordable housing contribution meant that there was a lack of benefit to outweigh the harm caused.

Points raised by the speaker in favour of the application included: the proposal was appropriate development in the Green Belt as the site was previously developed land and no substantial harm to the openness of the Green Belt would be caused; the proposal would contribute towards meeting a demonstrable unmet housing need; significant reductions had been made to the extent of the built form compared to the previous application in order to ensure there was no harm to the Conservation Area; only a small section at the front of the site was within the Conservation Area, and only limited alteration was proposed at this part of the site; the properties would be set back from Long Lane and be partially sunken and would therefore appear as single storey dwellings with green roofs, limiting their views from Long Lane; extensive landscaping and new tree planting was proposed, enhancing the existing vegetation and preserving the verdant nature of Long Lane; given its semi-rural location the

site was sustainable; and the scheme would offer benefits through an affordable housing contribution, the use of previously developed land, ecological enhancements, economic opportunities during construction work, and energy efficiency enhancements.

Committee Members asked questions about the detail of the application which were responded to by officers. The Committee's discussions included the following:

- A Committee Member expressed the view that the Heronsgate Conservation Area was of exceptional importance and there was a need to ensure that its rural character was not harmed. For this reason, very substantial weight should be given to any harm to the heritage asset as required by paragraph 212 of the NPPF, and this included the strip which formed part of the application site. The Committee Member highlighted the comments of the Conservation Officer, who had concluded that the proposal would cause harm by bringing residential development to the edge of the Conservation Area, undermining its existing verdant character. Additionally, the Heronsgate Conservation Area Appraisal made clear that the 1km long, 10m wide strip to the north-eastern side of Long Lane at the boundary of the Conservation Area had been chosen to protect the character and nature of the historic sunken lane. The proposal before the Committee, which challenged this strong boundary, was therefore harmful.
- Another Committee Member commented that the existing entrance, which was somewhat untidy, already had the effect of altering the uniformly green boundary of the Conservation Area. Therefore, weight should be given to the improvement which the dwellings and the associated planted schemes may bring. Another Committee Member noted a comment made by a public speaker that the reason for the untidy appearance was due to very recent clearing of the site by the applicant, where previously it had had a rural appearance which had blended with the surroundings. Therefore, approval should not be justified on the basis that the existing appearance would be improved.
- In response to a Committee Member's question, the Planning Officer clarified that Hertfordshire County Council did not object to the proposal on the grounds of access arrangements or the provision of visibility splays which would be secured by condition. However, it did object on the grounds of the unsustainable location of the site. This was agreed by Planning Officers and been taken into account in their assessment. However, in considering the tilted balance the benefits of the scheme in terms of the provision of housing, the affordable housing contribution, and the uplift in energy saving measures were considered to outweigh the harm arising from the unsustainable location.
- A Committee Member commented that whilst it was acknowledged that the applicant had made efforts to ensure that the proposed dwellings would blend in with the surrounding area in terms of their appearance, the intensification of the use of the site, which would likely include increased traffic movements, delivery activity and the introduction of domestic paraphernalia, meant that they would not be unobtrusive and there would be intrusion on the rural setting of the area.
- A Committee Member commended the applicant for bringing forward a proposal which lessened the impact on the surrounding area and which had also been designed to be sustainable. However, the Committee Member expressed the view that the concerns about harm to the heritage asset which had been expressed by the Conservation Officer and the unsustainable location of the site meant that, on balance, the officer recommendation in favour of approval may not be supported. This was endorsed by other Committee Members, who highlighted the Conservation Officer's concerns about the proposal's prominence over the sunken lane and erosion of the Conservation Area boundary and the resultant undermining of the character of the area. In assessing the benefits of the scheme, Committee Members considered that substantial weight should be given to the provision of housing due to the lack of a five-year housing land supply. Other benefits of the scheme were the contribution towards affordable housing and the provision

of self-build accommodation. However, these were not considered to outweigh the harm to the Conservation Area.

Councillor Morris proposed, and Councillor Cooper seconded, that the application be refused on the grounds that it would cause harm to the Conservation Area and to the character of the area, the unsustainable location of the site, and the failure to complete a S106 Agreement to secure an affordable housing contribution. Full wording of the reasons for refusal would be circulated following the meeting.

On being put to the vote this was carried, the voting being 5 for, 0 against and 3 abstentions.

RESOLVED:

That the application be refused on the grounds that it would cause harm to the Conservation Area and to the character of the area, the unsustainable location of the site, and the failure to complete a S106 Agreement to secure an affordable housing contribution. Full wording of the reasons for refusal would be circulated following the meeting.

PC154/25 26/0194/OUT: OUTLINE APPLICATION: DEMOLITION OF EXISTING DEVELOPMENT AND REDEVELOPMENT OF THE SITE, INCLUDING THE CONSTRUCTION OF UP TO 333 DWELLINGS (USE CLASS C3) OF WHICH 50% AFFORDABLE HOUSING, 66 BED CARE HOME (USE CLASS C2), MEDICAL CENTRE (USE CLASS E (E)), LOCAL CENTRE [CONTAINING RETAIL (USE CLASS E (A-C)), COMMUNITY FACILITIES (USE CLASS F2) AND CAFE (USE CLASS E(A))] AND ASSOCIATED PLAY SPACE, PARKING AND ASSOCIATED INFRASTRUCTURE. NEW VEHICULAR ACCESS ONTO SHEPHERDS LANE AND PEDESTRIAN AND CYCLE ACCESSES ONTO SHEPHERDS LANE AND BERRY LANE, BUS STOP, BIKE STATION, LANDSCAPING, PEDESTRIAN / CYCLEWAY ACCESS ROUTES, GREEN INFRASTRUCTURE INCLUDING COMMUNITY AMENITY SPACE, ALLOTMENTS, PLAY AREAS, OUTDOOR GYM TRAIL / EQUIPMENT AND ASSOCIATED INFRASTRUCTURE INCLUDING SUSTAINABLE URBAN DRAINAGE SYSTEMS (ALL MATTERS RESERVED EXCEPT FOR ACCESS) AT CATLIPS FARM, BERRY LANE, CHORLEYWOOD

The Committee considered an issues report prior to outline permission being sought for the demolition of existing development and redevelopment of the Site, including the construction of up to 333 dwellings (Use Class C3) of which 50% affordable housing, 66 bed Care Home (Use Class C2), Medical Centre (Use Class E (e)), Local Centre [containing Retail (Use Class E (a-c)), Community Facilities (use Class F2) and Cafe (Use Class E(a))] and associated play space, parking and associated infrastructure. New vehicular access onto Shepherds Lane and pedestrian and cycle accesses onto Shepherds Lane and Berry Lane, bus stop, bike station, landscaping, pedestrian / cycleway access routes, green infrastructure including community amenity space, allotments, play areas, outdoor gym trail / equipment and associated infrastructure including sustainable urban drainage systems (all matters reserved except for access) at Catlips Farm, Berry Lane, Chorleywood.

The Planning Officer reminded those present that no decision was being sought at this stage; Members were invited to note and comment on the material planning issues raised by the application and consider undertaking a site visit.

The Planning Officer provided an update that since publication of the report, further information had been received from the applicant in respect of an updated ecology assessment, Biodiversity Net Gain statement, updated transport assessment and response in respect of landscape and heritage. These were being reviewed by the consultees to the application.

Additionally, two further objection letters had been received from members of the public. These had not raised any new matters which were not already included in the report.

Finally, a legal opinion had been sought by Chorleywood Parish Council and this had been shared with Planning Officers. However, it had not yet been fully considered and was not addressed within the report.

Parish Councillor Jon Bishop of Chorleywood Parish Council spoke on the item.

The developer spoke in favour of the item.

Points raised by the speaker against the item included that further information was needed in the Green Belt section of the report, particularly in relation to the site's role within the gap between Rickmansworth and Chorleywood, and visual separation and the measurements which had underpinned the officers' opinion in relation to both of these matters; and the unsustainability of the site.

Points raised by the speaker in favour of the item included that the proposal respected the area whilst helping with the severe housing shortage; it would provide up to 333 homes of which 167 would be affordable housing, as well as a care home, medical centre, community uses, open space, bus service contribution and education service contribution. The proposal would not change the identity of Chorleywood but would give more people the opportunity to become part of it.

Committee Members asked questions about the detail of the application which were responded to by officers. The Committee's discussions, comments and questions included the following:

- Committee Members supported having a site visit before the application came to the Committee later in the year. [Note: following the meeting it was agreed that date for the site visit should be decided in due course, once there was a clearer idea of the timescale for the application]. In particular Members wished to understand the walking routes from the site along Common Gate Road and Berry Lane, and considered that it would be helpful if the applicant and the Planning Officer could provide more detail about the distance and route to the Shepherd's Lane side of the site and to the station.
- The fact that Chorleywood was commonly referred to as Chorleywood Village and held an annual Village Day did not necessarily mean that it should be defined as a village in the settlement hierarchy. It would be helpful to have advice on whether Chorleywood was a village or a town, to assist Committee Members in forming a view at the substantive decision stage. It would also be helpful to have an exploration as to the weight which needed to be given to the Council's designation in the emerging Local Plan as an area of importance to the Green Belt, as this needed to be considered as a material consideration (albeit that the emerging Local Plan carried very limited weight).
- Clarity was requested with regard to the financial contribution towards a possible new primary school, which was shown in the report to be c£6m but was stated by the applicant to be £11m. Clarity was also requested with regard to whether the financial contribution towards healthcare facilities set out at paragraph 7.19.6 of the report was to be used to fund the proposed medical centre, or whether it would be required in addition.
- The Woodland Trust had commented that there was a need to provide clear plans showing proposed works in relation to the ancient woodland and further information in relation to this was requested to be included.
- How long would the bus routes be funded for, and what would the impact on the highways network if they were subsequently withdrawn?
- Shepherd's Land and Berry Lane are single track, narrow country lanes with no pavements or streetlights. How will the influx of traffic from 333 homes and a care home be able to safely navigate the highways infrastructure?

- Will the Maple Cross sewage treatment works be able to cope with a development of this size?
- Is the site sustainable, given the access issues and the nature of the roads which would serve the development?
- There are a number of objections which remain outstanding.
- Would the stated solutions to the difficulty in walking to the site actually amount to a positive contribution and respond to what the planning authority would wish to see? If not, could they be given lesser weight?
- More information was requested to be included in the report in relation to the local school provision and capacity. Additionally, more information was requested in relation to all of the infrastructure areas which were already under pressure, namely schools, healthcare, drainage and transport.

By general assent the Committee noted the report and agreed to undertake a site visit.

RESOLVED:

That:

- (1) Members agree for officers to arrange a site visit prior to this application being presented to Planning Committee for a decision; and
- (2) the Committee notes the report and makes general comments with regard to the material planning issues raised by the application as set out above.

PC155/25 26/0325/RSP – PART RETROSPECTIVE: ERECTION OF RAISED TERRACE AREA INCLUDING ASSOCIATED STEPS, LANDSCAPING AND PLANT ROOM FOLLOWING ALTERATIONS TO EXISTING REAR PATIO, PLANT ROOM AND HARD SURFACING AT SANDALWOOD, 7A WOLSEY ROAD, MOOR PARK, NORTHWOOD, HA6 2HN

Councillor Morris left the meeting and did not return.

Councillor Ranger left the meeting during the item and did not return.

The application was part retrospective for erection of raised terrace area including associated steps, landscaping and plant room following alterations to existing rear patio, plant room and hard surfacing at Sandalwood, 7a Wolsey Road, Moor Park, Northwood.

The Planning Officer reported that the reason for Condition 4 had been omitted from the report in error. This would be added in the event that planning permission was granted.

Parish Councillor Elizabeth Willetts of Batchworth Community Council spoke against the application.

A local resident spoke against the application.

Points raised by the speakers included: the site had been subject to a number of planning applications and there had been ongoing disruptive works over a significant period of time, which had included non-compliance with planning controls; appeals against a previous refusal of planning permission and an enforcement notice had been dismissed for reasons which included the detrimental impact on neighbouring amenity; there remained insufficient regard to neighbouring amenity within this amended application; the applicant continued to show no

regard for neighbouring residents or for planning controls; despite the reduction in height, the terraced area within the amended application would continue to impact the privacy of number 9 by overlooking; and the proposed planting on top of the raised patio in order to provide screening was impractical to maintain and was unlikely to thrive.

Committee Members asked questions about the detail of the application which were responded to by officers. The Committee's discussions included the following:

- A Committee Member commented that the new orientation of the plant room meant that the doors (rather than the wall) would now face towards the neighbouring property. There was therefore potential for disturbance to be caused should any noise emitting equipment be contained within it, as well as privacy concerns should the equipment need to be accessed frequently. The Planning Officer responded that the equipment to be housed within the plant room comprised a water tank and booster which served the underfloor heating system. Officers had visited on a number of occasions and were satisfied that it was not unduly noisy and was sufficiently enclosed so as not to impact on neighbouring amenity. Maintenance was likely to be needed on an annual basis, but aside from this the doors were unlikely to be opened and closed on a regular basis. A Committee Member expressed the view that even a low level of noise, if persistent, could cause disturbance. For this reason, it was recommended that a condition be added which required the doors to the plant room to be fixed shut other than during maintenance activities.
- For the reasons set out in the report, officers were of the view that the amended application represented a betterment to what could be lawfully implemented under the previous grant of planning permission and the enforcement notice and would be less impactful on the neighbouring property. Condition 2 required the applicant to submit a soft landscaping and maintenance plan within 14 days of any grant of planning permission, and the addition of a 1.8m hedging screen to the flanks of the raised patio meant that there would be no risk of overlooking. Officers were therefore satisfied that there would be no harm to neighbouring amenity by overlooking arising from the proposal.
- In response to questions, the Planning Officer clarified that the maximum height of the patio would be 1.4m and it would come out at the existing ground floor level of the property. Officers did not therefore have any concerns about the height of the patio. Whilst 1.4m was 0.4m higher than previously approved, this was due to a discrepancy in the measurement in the 2020 application which had been corrected following re-measurement.
- Committee Members noted the comments made by a speaker that the soft landscaping screen would be impractical to maintain and unlikely to thrive, and some Committee Members expressed concerns that should plants fail to survive, or due to conditions at certain times of the year, the screening may not be adequate. It was therefore suggested that Condition 2 be amended to require a more substantial screen. Another Committee Member expressed the view that a permanent fence may appear as an oppressive and dominating feature for neighbouring residents. However, as it would be set back c6m from the boundary, this view was not shared by all Committee Members. It was noted that there was also potential to combine a permanent fence with soft landscaping, so as to mitigate the visual impact of a permanent fence.

Councillor Whately-Smith moved, and Councillor Mitchell seconded, that part retrospective planning permission be granted subject to conditions and (i) the addition of a reason for Condition 4 (ii) variation of Condition 2 to require a screening fence to be used and (iii) an additional condition requiring the plant room doors to be fixed shut other than during maintenance activities. On being put to the vote this was carried, the voting being 4 in favour, 0 against and 2 abstentions.

RESOLVED:

That part retrospective planning permission be granted subject to conditions and (i) the addition of a reason for Condition 4 (ii) variation of Condition 2 to require a screening fence to be used and (iii) an additional condition requiring the plant room doors to be fixed shut other than during maintenance activities.

CHAIR

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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, HERTS, WD4 8NJ

Parish: Abbots Langley Parish Council
Expiry of Statutory Period: 29.12.25.
Extension of Time: 30.06.2026

Ward: Gade Valley
Case Officer: Clara Loveland

Recommendation: That Part-Retrospective Planning permission be approved.

Reasons for consideration by the Committee: This application was called-in by Abbots Langley Parish Council and three planning committee members due to concerns regarding the intensification of use and the impact on neighbours.

To view all documents forming part of this application, please go to the following website:
<https://www3.threerivers.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T4IQ0QQFIJU00>

1 Relevant planning history

- 1.1 The site has an extensive planning history, set out below. However, the most relevant to this application is: 23/1618/FUL - Change of use of land for the stationing of caravans for residential purposes for 5 no. gypsy pitches with the formation of hardstanding and amenity block. Personal planning permission approved 29.05.25.
- 1.2 25/1106/FUL - Removal of Condition 1 (Personal Permission), Condition 2 (Land Restored) and Variation of Condition 3 (Plans) and Condition 6 (Numbers of Caravans) pursuant to planning permission 23/1618/FUL to allow for an increase in number of static caravans to 10 and no provision of touring caravans. Application withdrawn.
- 1.3 17/2695/RSP - Retrospective: Retention of the existing residential caravan site, with four Gypsy pitches/plots, consisting of four static caravans and four touring caravans, shared utility/dayroom and associated hardstanding and parking – Personal planning permission approved 23.02.2018.
- 1.4 14/1661/FUL – Retention of the existing residential caravan site, with four Gypsy pitches/plots, consisting of four static caravans and four touring caravans, shared utility/dayroom and associated hardstanding and parking – Temporary and personal planning permission approved for 3 years (expires 21 November 2017).
- 1.5 13/1823/FUL – Permission for two additional caravans (no more than one of which to be a static caravan) with parking for two vehicles and associated hardstanding – Approved 22.11.2013.
- 1.6 12/1915/FUL - Variation of Condition 3 of planning permission 11/2317/FUL to allow substitution of plans to reflect a revised site layout (approved utility/day room to be sited further away from existing mobile home) – Approved 06.12.12.
- 1.7 11/2317/FUL - Revised site layout and the erection of a utility/day room in place of 2 no. utility/day rooms ancillary to an existing gypsy site with permission for 3 no. residential pitches - Approved 13.04.12 – Temporary permission expired 6 August 2014.
- 1.8 11/0040/FUL - Use of land to include the stationing of caravans for an additional double gypsy pitch containing 2 no. mobile homes with shared utility/day room building and hardstanding ancillary to that use, as well as retention and reorganising the existing single residential gypsy pitch - Approved 05.04.11 subject to the following conditions (amongst others):

C1 The use hereby permitted shall be for a limited period being the period of 5 years from the date of the appeal decision for application 08/1740/RSP (appeal reference APP/P1940/A/09/2097096). On or prior to 6 August 2014 the use hereby permitted shall cease, all structures, materials and equipment brought on to the land in connection with the use shall be removed, and the land restored to its former condition in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority

REASON: To allow the Local Planning Authority an opportunity to assess the effect of the use or development hereby permitted on the openness of the Metropolitan Green Belt and the amenities of surrounding the area, and to allow the Local Planning Authority an opportunity to assess the level of Gypsy and Traveller site provision in accordance with Policies GEN1, GB1, H1, H3 and Appendix 1 of the Three Rivers Local Plan 1996 – 2013

C3 The site shall not be occupied by any persons other than [6 names Redacted from 23/1618/FUL report).

REASON: In granting this permission the Local Planning Authority has had regard to the special circumstances of the case; the nature of the planning permission (temporary/personal) allows the Local Planning Authority an opportunity to assess the effect of the use hereby permitted on the Green Belt in accordance with the requirements of Policies GEN1, GB1, H5 and Appendix 1 of the Three Rivers Local Plan 1996-2011 and Government Circular 01/2006.

- 1.9 08/1740/RSP – Part retrospective: Change of use of land to stationing of mobile homes for one gypsy pitch, erection of a detached outbuilding (utility/day room) and hardstanding for use for residential purposes – Refused 23.01.09 for the following reason

R1 The proposal constitutes inappropriate development in the Metropolitan Green Belt and this is to the detriment of the open character and visual amenity of the landscape. No very special circumstances have been demonstrated as to why planning permission should be granted and therefore the proposal is contrary to Policy GB1 of the Three Rivers Local Plan 1996-2011 and National Green Belt Policy as contained in Planning Policy Guidance Note 2.

The application was granted at appeal in August 2009 for a temporary period of five years. The Inspector concluded that the urgent need to provide gypsy and traveller sites within the district of Three Rivers and the lack of alternative sites outweighed the harm caused by reason of inappropriate development in the Green Belt. The permission was not made personal to the applicant.

- 1.10 07/1694/OUT - Outline Application: Use of mobile home on vacant site – Refused 20.12.07 for the following reason

R1 It has not been sufficiently demonstrated that very special circumstances exist to overcome the presumption against inappropriate development in the Metropolitan Green Belt, contrary to Policy GB1 of the Three Rivers Local Plan 1996-2011.

- 1.11 05/1876/OUT - Outline application: Erection of a detached dwelling (means of access details only) - Refused 10.02.06 for the following reason

R1 The proposal constitutes inappropriate development in the Metropolitan Green Belt and this is to the detriment of the open character and visual amenity of the landscape. No very special circumstances have been demonstrated as to why planning permission should be granted and therefore the proposal is contrary to Policy GB1 of the Three Rivers Local Plan 1996-2011 and National Green Belt Policy as contained in Planning Policy Guidance Note 2

- 1.12 99/01573/FUL – Erection of 2 detached houses – Refused 19.08.99 for the following reasons

R1 The site is within the Metropolitan Green Belt where it is the policy of the Local Planning Authority as set out in the Approved Hertfordshire Structure Plan Review 1991-2011, the Three Rivers District Plan Review 1991 and the Three Rivers Local Plan 1996-2011 (Deposit Draft) not to allow development unless it is essential for the purposes of agriculture or other uses appropriate to

the rural area. No such need has been proved. Accordingly the proposal is contrary to Policies GB1 and GB6 of the Three Rivers District Plan Review 1991 and Policy GB1 of the Three Rivers Local Plan 1996-2011 (Deposit Draft)

R2 The proposal, if allowed, would set an undesirable precedent for further development of a similar nature which, cumulatively would be detrimental to the character of the locality and would undermine the established planning policies for this area. Accordingly, the proposal is contrary to Policies GB1 and GB6 of the Three Rivers District Plan Review 1991 and Policy GB1 of the Three Rivers Local Plan 1996-2011 (Deposit Draft).

R3 The proposal would lead to an increase in the use of the existing private drive access which currently has sub-standard access onto Toms Lane in terms of visibility splays. To allow the proposal in its current form would be prejudicial to the free flow of traffic and the general safety on the neighbouring highway.

R4 The proposed private drive access would have sub-standard access in terms of visibility where it meets the existing private drive. To allow the proposal in its current form would be prejudicial to the free flow of traffic and general safety.

R5 The proposed development would increase the number of dwellings being served by the existing private drive beyond the maximum recommended within 'Roads in Hertfordshire'. The existing access is of insufficient width and design to serve the proposed development and existing uses. As a result, the additional traffic generated would be detrimental to the existing users of the private drive as well as potential users of the proposed dwelling.

- 1.13 8/587/90 - (Outline) Detached bungalow and double garage – Refused 15.10.90 for the following reasons

R1 The site is within the Metropolitan Green Belt where it is the policy of the local planning authority as set out in the Approved Hertfordshire County Structure Plan and the Three Rivers District Plan not to allow development unless it is essential for the purposes of agriculture or other uses appropriate to the rural area. No such need has been proved

R2 The proposed bungalow would constitute an undesirable intensification of building development detracting from the rural character of this locality within the Metropolitan Green Belt

An Enforcement Notice was served in September 1983 against the unauthorised material change in the use of the land from agriculture to a use for the purposes of stationing caravans for human habitation (ref 8/956/85). An appeal against the enforcement notice was allowed, however permission for the caravan was only given for 3 years and the permission was made personal to the appellant

2 Site description

- 2.1 The application site is a rectangular parcel of land containing traveller pitches, situated to the rear of Nos. 61-65 Toms Lane in Kings Langley, within the Metropolitan Green Belt. Nos. 61-65 Toms Lane is a row of residential properties on the north side of Toms Lane.
- 2.2 The application site is served by a track leading off Toms Lane. The track is a cul-de-sac and serves several residential dwellings in addition to the existing traveller site at Little Lily (which is located at the rear of No. 59 Toms Lane), including Kings View Farm on the opposite side of the track and Bel Air and Oak Lodge to the north.
- 2.3 A separate access into the site also currently exists from Toms Lane via a driveway fronting No.63 Toms Lane (also under the applicant's ownership). The site is enclosed by timber fencing.
- 2.4 There is no physical separation between the existing traveller site (to the rear of No.59) and the application site (to the rear of Nos. 61-65).

3 Description of proposed development

- 3.1.1 This application seeks part retrospective planning permission for the change of use of land for the stationing of caravans for residential purposes for 5 no. gypsy pitches (comprising 10 statics), including formation of hardstanding and landscaping.
- 3.1.2 This application follows a previously withdrawn application (LPA ref: 25/1106/FUL) which sought to remove planning conditions pursuant to planning permission 23/1618/FUL.
- 3.1.3 It is important to note that the previously approved planning application, 23/1618/FUL, permitted the use of the application site for the stationing of 5 gypsy pitches, associated landscaping and an amenity building.
- 3.1.4 The key differences between 23/1618/FUL and the development applied for (25/1831/RSP) is that whilst the number of gypsy pitches would remain the same, each pitch is to include 2 static caravans. The previously approved planning application 23/1618/FUL approved 1 static and 1 touring caravan per pitch.
- 3.1.5 The changes from 23/1618/FUL are as follows:
- Retention of previously approved 5 gypsy pitches.
 - An increase in the number of static caravans from 5 to 10 as proposed (2 per pitch).
 - Omission of touring caravans.
 - Omission of amenity building from the site (previously permitted adjacent to the pre-existing traveller site).
- 3.1.6 The submitted Planning Statement (dated 21 October 2025), sets out that one of the static caravans per pitch would be used to accommodate amenities, in lieu of a communal amenity building.

4 Consultee

4.1 Summary of Consultation Responses:

4.1.1 Abbots Langley Parish Council – Objection and call in request.

“While Members note that TRDC are undergoing a review of Travellers Sites, Members feel that the scale and volume of sites at Toms Lane is inappropriate, particularly since this is in a green belt area. If Officers are of a mind to approve this application, Members request that this be brought in front of the Planning Committee”.

4.1.2 Affinity Water – No response received.

4.1.3 Environmental Health Officer – No objection.

“Having reviewed the planning statement and block plan, the Environmental Health Department has no concerns regarding the proposal”.

4.1.4 Fire Protection Department – No objection.

“In brief the walls of adjacent caravans should be 6m apart, this is to prevent the radiated heat from one unit on fire causing the other unit to combust. Reading your email below 5 pitches for 10 vans requires 2 vans per pitch. This would require the pitch to be able to locate 2 vans with a gap of 6m between them”.

“HFRS were asked to comment on the access route for a fire appliance, as such I attended the site today and found the access route to be suitable for an appliance.”

4.1.5 National Grid – No response received.

- 4.1.6 Hertfordshire County Council: Highway Authority – Initial comments 18 November 2025, additional information requested.

Recommendation Request for additional information

Comments

The development site is located on a private access road approximately 3-4m in width accessed from public highway via Toms Lane. Toms Lane is an unnumbered classified 'C' local access road subject to a 30mph speed limit and is considered highway maintainable at public expense. On Hertfordshire County Council's Place and Movement network Toms Lane is categorised as P2/M1 (e.g. Residential Street). Toms Lane is considered a traffic sensitive road between peak hours 07:00 - 09:30 and 16:00 - 18:30, Monday to Friday. One 'slight' highway collision has been recorded within the immediate vicinity of the application site (5-year rolling). No Public Right of Way (as shown on the PRow map) directly affects the site or would be affected by the proposal.

The Highway Authority would request additional information in the form of swept path analysis of the largest vehicle the applicant believes would need to gain access to the site in order to determine whether access is possible for large vehicles including potentially a waste collection vehicle, fire tender or any kind of large private vehicle. The swept path analysis should show the chosen vehicle(s) being able to enter the site and manoeuvre in order to leave the site in forward gear.

Depending on the above the Highway Authority would also request an indication of a waste collection point (or information proposing the waste collection arrangement for this site) in order to determine whether access for a waste collection vehicle is needed.

The Highway Authority does not, at this time, have any concerns with the other aspects of the proposal.

- 4.1.6.1 Revised response 10 June 2026, following additional details: No objection.

Recommendation

Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.

Informatives

HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) / highway informative to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980:

AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047

AN2) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN3) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047

Comments

Context: The development site is located on a private access road approximately 3-4m in width accessed from public highway via Toms Lane. Toms Lane is an unnumbered classified 'C' local access road subject to a 30mph speed limit and is considered highway maintainable at public expense. On Hertfordshire County Council's Place and Movement network Toms Lane is categorised as P2/M1 (e.g. Residential Street). Toms Lane is considered a traffic sensitive road between peak hours 07:00 - 09:30 and 16:00 - 18:30, Monday to Friday. One 'slight' highway collision has been recorded within the immediate vicinity of the application site (5-year rolling). No Public Right of Way (as shown on the PRoW map) directly affects the site or would be affected by the proposal.

Access: The site derives its access from a long thin access road, between 2.5m and 3m wide and 200m long. The site can be reached by travelling 60m into this road at which point a setback gate and boundary wall signals entrance to Little Lily. This access road is not considered highway maintainable at public expense.

The Highway Authority recognises that the application will result in an intensification of the existing access into Little Lily. This access does not appear to be able to achieve acceptable levels of visibility at the access to ensure stopping sight distances, as outlined by Manual for Streets. However, the HA identifies that Manual for Streets allows an 'absence of wide visibility splays' in certain areas as it encourages drivers to emerge more cautiously. MfS states consideration should be given to whether this will be appropriate, taking into account the frequency of vehicle movements and the amount of pedestrian activity (Manual for Streets, 7.8 Forward visibility, p. 94). Considering the access road is not a through route for traffic as well as the fact that we have not identified any recorded collisions in the area and the width of the access likely slows down vehicles, the Highway Authority believes that this arrangement will be acceptable for the proposed development. We do, of course, reserve the right to make a different judgement should the site or surrounding lane be developed for the same or similar purposes.

Trip generation: The addition of 5 gypsy pitches at this location will not result in a significant increase in the number of trips to and from the site. No impact on the highway network has been identified.

Parking: The development application form states that 5 parking spaces will be provided; the submitted block plan (see 'Site Layout Plan') shows 6. The LPA will for themselves need to be satisfied with the level of parking proposed and how this relates to the local area and local parking standards. The spaces in the site have been given dimensions in line with Manual for Streets - widths, approximately 2.4m and lengths well over 5m. This is acceptable in line with this national document. The Highway Authority's own design guide (Place and Movement Planning and Design Guide) recommends a slightly larger width of 2.5m. However we accept that these spaces are off the public highway.

Accessibility: Kings Langley is a large village with a train station, various bus services and a number of useful public amenities, including a doctors surgery, church, community centre and a number of public houses/restaurants. Toms Lane has segregated footways lining the road, allowing a pedestrian link into the centre of Kings Langley to the west. The nearest bus stop, High View Park, is an approximate 330m walk from the site. This provides the H19 service only once per week on Thursdays. Other bus stops within walking distance provide more regular services, such as Kingfisher Lure. Kings Langley train station is not within walking distance but the proximity of a

number of bus stops allows transport links to the station and to Hemel Hempstead for any services not provided within Kings Langley.

Surface water flood risk to the highway: Provision should be made for surface water to be collected and disposed of to prevent it from flowing or being discharged onto land considered highway maintainable at public expense. Considering the length between the site and the nearest public highway, the risk of surface water collecting on the highway has not been identified as increasing as a result of this development.

Emergency vehicle access: The Highway Authority requested additional information in its initial response of December 2025 relating to fire tender access. Specifically how a large vehicle could access the site through the internal layout, turn around within this site and leave in forward gear. The applicant has subsequently provided tracked plans demonstrating access. The fire tender does however appear to be unable to utilise the existing access road off Toms Lane - the tracking of wheels and the body of the fire tender seem to extend beyond the width of the access. With this in mind, the Highway Authority has referred this matter to Hertfordshire Fire & Rescue so that they can provide their comments and potential alternative arrangements.

Access for waste collection vehicles: Similar to access for emergency vehicles, the Highway Authority does not believe waste collection vehicles would be able to access the site. We would therefore recommend that Three Rivers refer this matter to their own waste collection department in order to find a suitable arrangement with the applicant relating to waste collection. Refuse vehicles must be able to stop within a maximum carry distance of 25m from a bin collection point (Manual for Streets, 6.8.9). Residents should not be required to carry waste more than 30m to a storage point (Manual for Streets, 6.8.9)

Conclusion

HCC as Highway Authority has considered the proposal and concludes that it would not give rise to an unacceptable impact on the safety or operation of the surrounding highway. It raises no objections but recommends the inclusion of the above highway informative / advisory notes.

4.1.7 Local Plans Section – Advisory comments.

“The application proposes the change of use of land to create 5 no. gypsy and traveller pitches (10 statics) including associated hardstanding and access. The site is located wholly within the Metropolitan Green Belt. Planning permission was granted in May 2024, under application 23/1618/FUL for change of use of the application site to use as a residential caravan site comprising of 5 Gypsy/Traveller pitches. Condition 6 attached to planning permission 23/1618/FUL limits the number of caravans to 10, of which no more than 5 can be a static caravan.

Policy H of the ‘planning policy for traveller sites’ (PPTS) (December 2024) sets out that Local Planning Authorities should consider the following issues amongst other relevant matters when considering planning applications for traveller sites:

- a) The existing level of local provision and need for sites
- b) The availability (or lack) of alternative accommodation for the applicants
- c) Other personal circumstances of the applicant
- d) That the locally specific criteria used to guide the allocation of sites in plans or which form the policy where there is no identified need for pitches/plots should be used to assess applications that may come forward on unallocated sites
- e) That they should determine applications for sites from any travellers and not just those with local connections.

Policy CP5 of the Core Strategy (2011) sets out that when allocating sites or considering planning applications for sites for Gypsies and Travellers or Travelling Showpeople, a criteria based approach will be used. The following criteria will be taken into account:

- a) Avoid areas at risk from flooding*
- b) Avoid causing an adverse impact on areas of recognised wildlife, heritage or landscape importance, and on the openness of the Green Belt*
- c) Be in or near existing settlements with access by foot and/ or public transport to local services, including shops, schools and healthcare*
- d) Be well located to the highway network, with safe and convenient vehicular and pedestrian access to the site*
- e) Provide adequate on-site facilities for parking, storage, play and residential amenity*
- f) Provide adequate levels of privacy and residential amenities for occupiers and not be detrimental to the amenities of adjacent occupiers*
- g) The circumstances of the applicant and their need for pitches on the application site*

Policy CP11 states that there will be a presumption against inappropriate development that would not preserve the openness of the Green Belt, or which would conflict with the purpose of including land within it. Policy DM2 sets out “within the Green Belt, except in very special circumstances, approval will not be given for new buildings other than those specified in national policy and other relevant guidance”.

Policy E of PPTS (December 2024) states “inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances. Traveller sites (temporary or permanent) in the Green Belt are inappropriate development unless the exceptions set out in Chapter 13 of the National Planning Policy Framework apply”. It also states that “the Golden Rules, set out in chapter 13 of the National Planning Policy Framework, do not apply to traveller sites”.

Paragraph 154 of the National Planning Policy Framework (NPPF) states that development in the Green Belt is inappropriate unless certain exceptions apply. Paragraph 154 of the NPPF sets out the following exceptions to inappropriate development in the Green Belt:

- a) buildings for agriculture and forestry;*
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) limited infilling in villages;*
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.*

h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

i. mineral extraction;

ii. engineering operations;

iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;

iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;

v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and

vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

Additionally, paragraph 155 of the NPPF sets out that the development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where:

a) The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;

b) There is a demonstrable unmet need for the type of development proposed;

c) The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and

d) Where applicable the development proposed meets the ‘Golden Rules’ requirements set out in paragraphs 156-157

The Council’s Gypsy and Traveller Accommodation Assessment (July 2025) identified a total need of 41 pitches for gypsy and traveller households from 2025-2041, including a need of 37 pitches arising from those households who meet the planning definition and a need of 4 pitches arising from households with undetermined. As such, it is clear that there is a demonstrable need for gypsy/traveller pitches within the district. Further clarification may need to be provided as to whether the 5 additional static caravans result in a net gain of pitches compared to the existing number of pitches at the site.

The Planning Policy team will provide further comments if any changes to the application are made or further information is provided.”

4.1.8 Thames Water – No response received.

5 Neighbour consultation

5.1 Site notice: Posted: 02.12.25. Expired: 23.12.25.

5.2 Press notice: Not required.

5.3 No. consulted: 19.

5.4 No. of responses: 1 (objection).

5.5 Summary of response:

- The entrance to 63 and the rear have been altered to ease access for the installation of static caravans which are already inhabited and the number of vehicles going in and out.
- “Existing hedges” on the proposed site plan do not exist.

- Oppose all development of this site.

6 Reason for Delay

6.1 Additional information required.

7 Legislation and Relevant Local and National Planning Policies

7.1 Legislation

7.1.1 Planning applications are required to be determined in accordance with the statutory development plan unless material considerations indicate otherwise as set out within S38(6) Planning and Compulsory Purchase Act 2004 and S70 of Town and Country Planning Act 1990).

7.1.2 The Localism Act received Royal Assent on 15 November 2011. The growth and Infrastructure Act achieved Royal Assent on 25 April 2013.

7.1.3 The Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010, the Natural Environment and Rural Communities Act 2006 and the Habitat Regulations 1994 may also be relevant.

7.1.4 The Environment Act 2021.

7.2 National Planning Policy Framework and National Planning Practice Guidance

7.2.1 In December 2024 the revised NPPF was published, to be read alongside the online National Planning Practice Guidance. The NPPF is clear that “existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework”.

7.2.2 The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits unless there is a clear reason for refusing the development (harm to a protected area).

7.2.3 National Planning Practice Guidance.

7.2.4 Planning Policy for Travellers Sites (PPTS) (December 2024) produced by MHCLG.

7.3 Three Rivers Local Development Plan

7.3.1 The Core Strategy was adopted on 17 October 2011 having been through a full public participation process and Examination in Public. Relevant policies include Policies CP1, CP2, CP3, CP4, CP5, CP6, CP8, CP9, CP10, CP11 and CP12.

7.3.2 The Development Management Policies Local Development Document (LDD) was adopted on 26 July 2013 after the Inspector concluded that it was sound following Examination in Public which took place in March 2013. Relevant policies include DM2, DM6, DM7, DM8, DM9, DM10, DM12, DM13 and Appendix 5.

7.3.3 Abbots Langley Neighbourhood Plan (Referendum Version) (March 2026). Relevant policies include: AL1, AL3, AL4 and AL19.

7.4 Other

7.4.1 The Community Infrastructure Levy (CIL) Charging Schedule (adopted February 2015).

7.4.2 Three Rivers Gypsy and Traveller Accommodation Assessment (July 2025).

7.4.3 Three Rivers Gypsy and Traveller Accommodation Assessment (July 2025).

7.4.4 Human Rights Act 1998.

7.4.5 Equalities Act 2010.

7.4.6 Housing Act 2004

7.4.7 Children Act 2004.

8 Analysis

8.1 Overview

8.1.1 The planning history forms a material consideration in the assessment of this application. In this case, planning application 23/1618/FUL permitted the use of the application site for the stationing of 5 gypsy pitches, associated landscaping and an amenity building. The key differences between 23/1618/FUL and that proposed in this scheme (25/1831/RSP) is that each pitch would now contain 2 static caravans, rather than 1 static caravan and 1 touring caravan and the removal of the amenity building. The number of pitches remains unaltered.

8.1.2 In terms of planning policies, the NPPF has been updated since the previous grant of planning permission with the introduction of 'Grey Belt' within the Green Belt section. Planning Policy for Traveller Sites has also been updated which revised the definition of "gypsies and Travellers". Added to this, the Three Rivers Gypsy and Travelled Accommodation Assessment has been updated which has increased the requirement for gypsy pitches across the plan period. Also, the Abbots Langley Neighbourhood Plan (March 2026) has recently been introduced.

8.1.3 In summary, the previous planning permission (23/1618/FUL) has established that the use of the land for the stationing of caravans is, in principle, acceptable, and this forms the basis of this assessment. It is also worthy to note that 23/1618/FUL was granted immediately adjacent to an existing well-established traveller site.

8.2 Policy Context

8.2.1 Planning Policy for Traveller Sites was updated in December 2024 and is a material consideration in planning decisions. It should be considered in conjunction with the NPPF and sets out that the overarching aim of the Government is to ensure fair and equal treatment for travellers in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community. To help achieve this, Planning Policy for Traveller Sites sets out a number of aims in respect of traveller sites:

- That local planning authorities should make their own assessment of need for the purposes of planning
- To ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites
- To encourage local planning authorities to plan for sites over a reasonable timescale
- That plan-making and decision taking should protect Green Belt from inappropriate development
- To promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites
- That plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective
- For local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies
- To increase the number of traveller sites in appropriate locations with planning permission to address under provision and maintain an appropriate level of supply
- To reduce tensions between settled and traveller communities in plan-making and planning decisions
- To enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure
- For local planning authorities to have due regard to the protection of local amenity and local environment.

- 8.2.2 Core Strategy Policy CP5 states that in considering planning applications for sites for Gypsies or Travellers, a criteria-based approach will be used. Criteria include avoiding an adverse impact on the openness of the Green Belt, being within or near to existing settlements with access to local services and the circumstances of the applicant and their need for pitches on the application site.
- 8.2.3 The application site is located within the Metropolitan Green Belt. Planning Policy for Traveller Sites paragraph 16 highlights that traveller sites (temporary or permanent) within the Green Belt are inappropriate development unless the exceptions set out in Chapter 13 of the NPPF apply. Inappropriate development is harmful to the Green Belt and should not be approved except for very special circumstances. Subject to the best interests of the child, personal circumstances and unmet need are unlikely to clearly outweigh harm to the Green Belt and any other harm so as to establish very special circumstances.
- 8.2.4 The NPPF and Core Strategy Policy CP11 also set out that there is a general presumption against inappropriate development in the Green Belt and this is reflected by Policy DM2 of the Development Management Policies document.
- 8.2.5 TRDC Local Plans have confirmed that the most recent Three Rivers Gypsy and Traveller Accommodation Assessment (July 2025) concluded that there is a need for 37 pitches arising from those householders who meet the planning definition and a further need for 4 pitches arising from householders with undetermined need who will be met through criteria-based policies.
- 8.2.6 Furthermore, the application site was included within the emerging Local Plan Part II – Site Allocations document (January 2026), which identifies locations the council considers suitable as traveller sites (GT2 – Little Lily (Land rear of 59 Toms Lane), Kings Langley) with an indicative capacity of 9 pitches (includes the adjacent established traveller site).
- 8.3 Impact on Green Belt
- 8.3.1 The National Planning Policy Framework (NPPF) sets out that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and that the essential characteristics of Green Belt are their openness and their permanence. One of the purposes of including land within Green Belt is to safeguard the countryside from encroachment.
- 8.3.2 The NPPF identifies the five purposes of including land in Green Belts as
- a) to check the unrestricted sprawl of large built-up areas;
 - b) to prevent neighbouring towns merging into one another;
 - c) to assist in safeguarding the countryside from encroachment;
 - d) to preserve the setting and special character of historic towns; and
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land
- 8.3.3 In respect of the NPPF, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The NPPF states that when considering proposals, Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt and that very special circumstances will not exist unless harm by reason of inappropriateness and any other harm is clearly outweighed by other considerations.
- 8.3.4 Paragraph 154 of the NPPF states that development in the Green Belt is inappropriate unless an exception applies. Paragraph 155 of the NPPF also sets out additional forms of development that should also not be regarded as inappropriate. Having reviewed paragraph 154, it is concluded that the proposal would not fall within the scope of the exceptions listed.

- 8.3.5 Policy CP11 of the Core Strategy (adopted October 2011) sets out that there is a general presumption against inappropriate development that would not preserve the openness of the Green Belt, or which would conflict with the purposes of including land within it.
- 8.3.6 Policy DM2 of the Development Management Policies LDD (adopted July 2013) relates to development within the Green Belt and advises that within the Green Belt, except in very special circumstances approval will not be given for new buildings other than those specified in national policy and other relevant guidance. As set out above, paragraph 16 of Planning Policy for Traveller Sites confirms that traveller sites are inappropriate development within the Green Belt.
- 8.3.7 As highlighted above, since the previous planning permission the revised NPPF was published in December 2024. In the chapter on Protecting Green Belt land within the revised NPPF, the term grey belt is introduced. Fundamentally however, the NPPF remains unchanged that development is inappropriate within the Green Belt unless it would meet one of the exceptions listed within paragraph 154 or where it would meet the requirements set out in paragraph 155.
- 8.3.8 Paragraph 155 of the NPPF states that the development of homes, commercial and **other development** in the Green Belt should also not be regarded as inappropriate where all of the following (a – d) apply. It is considered that the change of use of the land would fall within ‘other development’ in the Green Belt, which includes all other associated development which are intrinsically linked to the use of the land as residential:
- a) The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
 - b) There is a demonstrable unmet need for the type of development proposed;
 - c) The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and
 - d) Where applicable the development meets the ‘Golden Rules’ requirements set out in the paragraphs 110 and 115 of this Framework’.
- 8.3.9 ‘Grey belt’ excludes land where the application of the policies relating to the areas of assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development. For the purposes of plan-making and decision-making, Annexe 2 of the NPPF defines ‘grey belt’ as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. These are taken in turn below:
- a) to check the unrestricted sprawl of large built-up areas;*
- 8.3.10 In this case, the development would be located within the immediate vicinity of established residential development along Toms Lane. Additionally, the site is not located within a large built up area. As such, the development would serve to provide a weak contribution to purpose a) and therefore meets this aspect.
- b) to prevent neighbouring towns merging into one another;*
- 8.3.11 The application site and proposal represent relatively small-scale development with an established residential area along Toms Lane. As such, the proposal would not contribute to the merging of neighbouring towns. As such, the development would not make a contribution to purposes b) and therefore meets this aspect.
- d) to preserve the setting and special character of historic towns;*
- 8.3.12 The development is not within a historic town so would not make a contribution to purpose d), therefore meeting this aspect.

Summary of purposes and whether taken together the development would fundamentally undermine the purposes (taken together)

8.3.13 Overall, it is considered that the application site does not strongly contribute to any of purposes (a), (b) or (d). With regards to (c) to assist in safeguarding the countryside from encroachment; the site is already a traveller site and the removal of the day room and replacement of touring caravans with static caravans is not considered to have a material impact on openness when compared with what has been granted planning permission. The development would also not result in conflict with purposes d) or e). As a result, the development would not fundamentally undermine the purposes of the remaining Green Belt when taken together. As such, it is considered that the application site constitutes 'grey belt' land and would satisfy the first criterion of paragraph 155.

8.3.14 Nevertheless, in order to not be inappropriate development, the development must meet the following criteria.

b) There is a demonstrable unmet need for the type of development proposed

8.3.15 Footnote 56 of the NPPF (2024) states with regard to b) that in the case of traveller sites means the lack of a five-year supply of deliverable traveller sites assessed in line with Planning Policy for Traveller sites.

8.3.16 The Planning Policy for Traveller Sites (PPTS) was updated in December 2024 and included a change to the planning definition of Gypsies and Travellers for the purposes of planning policy, which has been amended as follows:

'Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, and all other persons with a cultural tradition of nomadism or of living in a caravan, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.'

8.3.17 The PPTS allows local authorities to make their own assessment of need for provision for Gypsies, Travellers and Travelling Showpeople within their relevant district. The assessments should be updated annually and identify a supply of specific deliverable sites to provide 5 years' worth of site against their locally set targets and identify locations for growth, for years 6 to 10, and where possible, for years 11 to 15.

8.3.18 As part of this application the Local Plans team confirmed that the Council's Gypsy and Traveller Accommodation Assessment (July 2025) identified a total need of 41 pitches for gypsy and traveller households from 2025-2041, including a need of 37 pitches arising from those households who meet the planning definition and a need of 4 pitches arising from households with undetermined.

8.3.19 As such, it is clear that there is a demonstrable need for the type of development proposed (gypsy/traveller pitches) within the district.

c) The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework.

8.3.20 Footnote 57 of the NPPF also sets out that in the case of development involving the provision of traveller sites, particular reference should be made to Planning Policy for Traveller Sites Paragraph 13. Paragraph 13 of the PPTS sets out the following:

Local planning authorities should ensure that traveller sites are sustainable economically, socially and environmentally. Local planning authorities should, therefore, ensure that their policies:

a) promote peaceful and integrated co-existence between the site and the local community;

b) promote, in collaboration with commissioners of health services, access to appropriate health services;

c) ensure that children can attend school on a regular basis;

- d) provide a settled base that reduces both the need for long-distance travelling and possible environmental damage caused by unauthorised encampment;*
- e) provide for proper consideration of the effect of local environmental quality (such as noise and air quality) on the health and well-being of any travellers that may locate there or on others as a result of new development;*
- f) avoid placing undue pressure on local infrastructure and services;*
- g) don not locate sites in areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans and*
- h) reflect the extent to which traditional lifestyles (whereby some travellers live and work from the same location thereby omitting many travel to work journeys) can contribute to sustainability.*

8.3.21 The application site is sited within a Secondary Centre as defined by Policy PSP3 of the Core Strategy. Policy PSP3 of the Core Strategy states that development in Secondary Centres should provide 24% of the District's housing requirements.

8.3.22 It is important to consider that the application site has previously been considered acceptable in terms of sustainability with the site located conveniently in terms of access to local services, including shops, schools and healthcare facilities. With specific regard to Paragraph 13 of the PPTS, given the above, it is considered that the application site is in a sustainable location for Gypsy and Traveller pitches and would be acceptable in the context of 155(c).

d) Where application the development meets the 'Golden Rules' requirements set out in paragraphs 156-157

8.3.23 Policy E of the PPTS (December 2024) states that the Golden Rules, set out in Chapter 13 of the National Planning Policy Framework, do not apply to traveller sites and is therefore not applicable in the assessment of this application in respect of paragraph 115(d).

Summary

8.3.24 In conclusion, it is considered that the proposed development would satisfy the requirements of paragraph 155 and therefore is considered to be appropriate development within the Green Belt and as a result would not harm openness of the Green Belt.

8.3.25 The proposal would therefore be in accordance with Policies CP1 and CP11 of the Core Strategy, Policy DM2 of the Development Management Policies LDD and the National Planning Policy Framework.

8.4 Impact on the character and appearance of the streetscene and landscape

8.4.1 Policy CP1 of the Core Strategy (adopted October 2011) seeks to promote buildings of a high enduring design quality that respect local distinctiveness and Policy CP12 of the Core Strategy relates to design and states that in seeking a high standard of design, the Council will expect development proposals to have regard to the local context and conserve or enhance the character, amenities and quality of an area.

8.4.2 Policy DM7 of the Development Management Policies LDD states that the Council will require proposals to make a positive contribution to the surrounding landscape and that proposals which result in unacceptable harm to the character of the landscape in terms of siting, scale, design or external appearance will be refused.

8.4.3 Policy AL3 of the Abbots Langley Neighbourhood Plan (March 2026) states that all new development should reflect the character of the Character Area in which they are located. Policy AL4 further states that development proposals should demonstrate a high quality of design, which responds and integrates well with its surroundings, and meets the changing needs of the population of the neighbourhood area.

8.4.4 As highlighted above, the previous planning permission (23/1618/FUL) has established that the use of the land for the stationing of caravans is principally acceptable on character grounds when considering the application site, along with the street scene and locality.

8.4.5 The previous Officer comments (23/1618/FUL) remain relevant for this application:

“The application site would extend the existing traveller site at Little Lily, to the rear of the residential properties fronting Toms Lane. As such, the site is largely obscured from the streetscene of Toms Lane by the existing built form. Furthermore, the site is located adjacent to a commercial fencing company, as such, there is existing variation within the wider area. Therefore, given the existing variation, the scale of the proposed development and that the development is well screened from public vantage points, it is not considered that the proposed development would appear unduly prominent within the streetscene of Toms Lane, nor result in harm to the character or appearance of the streetscene or wider area.”

8.4.6 It is recognised that this application proposes 10 static caravans, with no touring caravans or amenity building. Despite increasing the number of static caravans, given the containment of the site from public vantage points, it is considered that the development would not result in a prominent form of development or any further harm to the site, street or locality than the previously approved. Whilst views of the development are possible from neighbouring vantage points, the views of the development would be similar to what has previously been approved to the extent that the changes would not result in any more visual harmful form of development. Added to this, the introduction of the Abbots Langley Neighbourhood Plan does not result in the material departure of the conclusions drawn within the previous application.

8.4.7 In summary it is considered that the proposed development would not result in an adverse impact on the character or appearance of the area, street scene or wider landscape and the proposal would be acceptable in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1, DM7 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) and Policies AL3 and AL4 of the Abbots Langley Neighbourhood Plan (adopted March 2026).

8.5 Impact on amenity of neighbours

8.5.1 Policy CP12 of the Core Strategy states that development should ‘protect residential amenities by taking into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space’.

8.5.2 Policy DM1 and Appendix 2 of the Development Management Policies document set out that development should not result in loss of light to the windows of neighbouring properties nor allow overlooking and should not be excessively prominent in relation to adjacent properties.

8.5.3 As highlighted above, the previous planning permission (23/1618/FUL) has established that the use of the land for the stationing of caravans is principally acceptable in neighbouring amenity.

8.5.4 In this case, the proposal would maintain 5 pitches as previously approved. However, this would be made up of 2 static caravans rather than 1 static and 1 touring caravan. When considering that the number of pitches would remain the same as the previously approved, it is considered that there would be no significant addition of noise or disturbance. Notwithstanding this, to secure that the additional static caravans would not be used independently, a condition could secure the use of each pitch with 1 static caravan for amenity purposes and the other as primary habitable living occupation. This would help to mitigate any impacts of the development that could arise from any additional occupation over and above the previous permission.

8.5.5 Turning to the positioning and location of the caravans, these would be set some 26m from the rear elevations of the neighbouring properties fronting Toms Lane and separated by the rear gardens of these sites. Given the scale of the proposed development (comprising single storey structures) and the distance maintained between the proposed pitches and neighbouring properties along Toms Lane, it is not considered that the development would appear overbearing or result in loss of light to numbers 61-65 Toms Lane.

8.5.6 The proposed pitches would also be set in from the shared boundary with the neighbour to the north, Oak Lodge by some 5m. This neighbour is also set further forward of the proposed pitches. Given

the single storey nature of the proposed static caravans, it is not considered that the proposed development would appear overbearing or result in loss of light to the neighbour to the north.

8.5.7 Turning to privacy, it is not considered that the proposal would result in unacceptable overlooking due to the single storey nature of the development and existing boundary treatments along the boundaries.

8.5.8 In summary, subject to conditions(s) the development would not result in any adverse impact on the residential amenity of any neighbouring dwelling so as to justify refusal of the application and the development would therefore be acceptable in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

8.6 Highways & Parking

8.6.1 Core Strategy Policy CP10 requires development to provide a safe and adequate means of access and to make adequate provision for all users, including car parking.

8.6.2 In terms of parking, there are no specific parking standards for traveller sites; however, the submitted layout of the site shows that each pitch would have two parking spaces. This is considered to be sufficient and the proposal is considered to be acceptable in this regard.

8.6.3 Hertfordshire Highways and Herts Fire and Rescue have been consulted on the proposed development with regards to access arrangements. The site would utilise the existing access through the existing Gypsy/Traveller Site at Little Lily. The application is accompanied by a Swept Path Analysis Drawing which demonstrates that larger vehicles can access the site. Hertfordshire Highways and Herts Fire and Rescue have confirmed that the submitted details are acceptable, and the proposal would not result in any harm in this regard.

8.7 Rear Garden Amenity Space

8.7.1 Policy CP12 of the Core Strategy states that development should take into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space.

8.7.2 Appendix 2 does not set out specific requirements for amenity space for traveller sites. However, it is noted that a small amount of amenity space would be proposed, not too dissimilar to what has previously been approved. As such, the proposal is considered to be acceptable in this regard.

8.8 Trees & Landscape

8.8.1 Policy CP12 of the Core Strategy expects development proposals to 'have regard to the character, amenities and quality of an area', to 'conserve and enhance natural and heritage assets' and to 'ensure the development is adequately landscaped and is designed to retain, enhance or improve important existing natural features.

8.8.2 Policy DM6 of the Development Management Policies LDD sets out that development proposals should seek to retain trees and other landscape and nature conservation features, and that proposals should demonstrate that trees will be safeguarded and managed during and after development in accordance with the relevant British Standards.

8.8.3 The proposed development would not require the removal of any trees nor is considered to result in any harm to others. Added to this, in compliance with Policy DM6, the proposal seeks to introduce additional boundary planting, which is encouraged and is to be secured by condition.

8.9 Refuse and Recycling

8.10 Policy DM10 (Waste Management) of the DMLDD advises that the Council will ensure that there is adequate provision for the storage and recycling of waste and that these facilities are fully integrated into design proposals.

8.11 New developments will only be supported where:

i) The siting or design of waste/recycling areas would not result in any adverse impact to residential or work place amenity

ii) Waste/recycling areas can be easily accessed (and moved) by occupiers and by local authority/private waste providers

iii) There would be no obstruction of pedestrian, cyclists or driver sight lines

8.12 Collections will be made as per the existing traveller site. As such, the proposed development has demonstrated that there would be adequate provision for the storage and collection of refuse and recycling, in accordance with the requirements of Policy CP12 of the Core Strategy (adopted October 2011) and Policy DM10 of the Development Management Policies LDD (adopted July 2013).

8.13 Biodiversity

8.13.1 Section 40 of the Natural Environment and Rural Communities Act 2006 requires Local Planning Authorities to have regard to the purpose of conserving biodiversity. This is further emphasised by regulation 3(4) of the Habitat Regulations 1994 which state that Councils must have regard to the strict protection for certain species required by the EC Habitats Directive. The Habitats Directive places a legal duty on all public bodies to have regard to the habitats directive when carrying out their functions.

8.13.2 The protection of biodiversity and protected species is a material planning consideration in the assessment of this application in accordance with Policy CP9 of the Core Strategy and Policy DM6 of the Development Management Policies document. National Planning Policy requires Local Authorities to ensure that a protected species survey is undertaken for applications where biodiversity may be affected prior to the determination of a planning application. A Biodiversity Checklist was submitted with the application and states that no protected species or biodiversity interests will be affected as a result of the application. The Local Planning Authority is not aware of any records of bats (or other protected species) within the immediate area that would necessitate further surveying work being undertaken. The Local Planning Authority is not aware of any records of bats (or other protected species) within the immediate area that would necessitate further surveying work being undertaken.

8.14 Biodiversity Net Gain

8.14.1 Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value. This is subject to exemptions as set out in The Biodiversity Gain Requirements (Exemptions) Regulations 2024.

8.14.2 In this case, the applicant has confirmed that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply because the application relates to the de minimis exemption.

8.15 Drainage and Waste Water

8.15.1 The application site is located within an Environment Agency defined groundwater Source Protection Zone (SPZ) corresponding to an Affinity Water Pumping Station (HUNT). This is a public water supply, comprising a number of Chalk abstraction boreholes, operated by Affinity Water Ltd (AW).

8.15.2 During the previous application 23/1618/FUL, Affinity Water were consulted and confirmed that they had no objection to the proposed development, subject to a condition to require the submission and approval of a Final Waste Water Scheme and confirmation from Thames demonstrating connection to the existing sewer network. A Final Waste Water Scheme was agreed via an Approval of Details Application 24/1943/DIS and as officers understand has been implemented.

8.16 Other considerations:

- 8.17 It is important to note that planning permission for 5 pitches has already been granted at the application site, and the quantum of pitches does not increase as a result of this application. Within the 2023 planning application other relevant material considerations were considered, such as the general need for and supply of traveller sites in Three Rivers, the lack of alternative sites and personal circumstances.
- 8.18 In the 2023 planning application, a personal condition was applied specific to named individuals. However, this was on the basis that the development at the time was inappropriate development in the Green Belt and other material planning considerations were considered to form very special circumstances, including the level of need and personal circumstances. As the development now complies with Paragraph 155 of the NPPF and therefore is not inappropriate development, the personal condition is no longer applicable and has been replaced with a condition specific to persons meeting the definition set out within the PPTS.
- 8.19 **Recommendation**
- 8.19.1 That PART RETROSPECTIVE PLANNING PERMISSION BE GRANTED subject to the following conditions:
- C1 The application site shall not be occupied by any persons other than Gypsies and Travellers, defined as persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
- Reason: Having regard to the needs assessment and to protect the character and appearance of the area in accordance with Policies CP5 and CP12 of the Core Strategy (adopted October 2011).
- C2 No more than 10 static caravans, as defined by the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, as amended, shall be stationed on the site at any time (of which no more than 5 caravans shall be used for primary living accommodation and no more than 5 caravans to be used to accommodate ancillary amenity facilities).
- Reason: To protect the character and appearance of the area and to safeguard neighbouring amenity in accordance with Policy CP1, CP12 of the Core Strategy (adopted October 2011).
- C3 The proposed hedging as shown on the Site Layout Plan hereby permitted shall be carried out before the end of the first planting season immediately following the date of this decision (i.e. November to March inclusive).
- If any existing tree shown to be retained, or the proposed soft landscaping, are removed, die, become severely damaged or diseased within five years of the completion of development they shall be replaced with trees or shrubs of appropriate size and species in the next planting season (ie November to March inclusive).
- Reason: This condition is required to ensure the completed scheme has a satisfactory visual impact on the character and appearance of the area in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).
- C4 No commercial or industrial activities shall take place on the land, including external storage of any kind such as vehicles, equipment and materials, and no vehicles above 3.5 tonnes in weight shall be parked on site.
- Reason: To protect the character and appearance of the area in accordance with Policies CP1, CP5, CP11 and CP12 of the Core Strategy (adopted October 2011).
- C5 When the application site ceases to be occupied for residential purposes, the use hereby permitted shall cease and all caravans and structures, materials and equipment brought on to

the land, or works undertaken to it in connection with the use shall be removed and the land restored in accordance with a scheme that has first been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the character and appearance of the area in accordance with Policies CP1, CP5, CP11 and CP12 of the Core Strategy (adopted October 2011).

8.2 Informatives

11 **Standard Advice:** With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by formal application which includes a fee.

There may be a requirement for the approved development to comply with the Building Regulations. Please contact Hertfordshire Building Control (HBC) on 01438 879990 or at buildingcontrol@hertfordshirebc.co.uk who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at www.hertfordshirebc.co.uk.

Community Infrastructure Levy (CIL) - Your development may be liable for CIL payments and you are advised to contact the CIL Officer for clarification with regard to this (cil@threerivers.gov.uk). If your development is CIL liable, even if you have been granted exemption from the levy, please be advised that before commencement of any works it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (As Amended) that CIL form 6 (Commencement Notice) must be completed, returned and acknowledged by Three Rivers District Council before building works start. Failure to do so will mean you lose the right to payment by instalments (where applicable), and a surcharge will be imposed. However, please note that a Commencement Notice is not required for residential extensions if relief has been granted.

Following the grant of planning permission by the Local Planning Authority it is accepted that new issues may arise post determination, which require modification of the approved plans. Please note that regardless of the reason for these changes, where these modifications are fundamental or substantial, a new planning application will need to be submitted. Where less substantial changes are proposed, the following options are available to applicants:

Making a Non-Material Amendment

Amending the conditions attached to the planning permission, including seeking to make minor material amendments (otherwise known as a section 73 application).

It is important that any modifications to a planning permission are formalised before works commence otherwise your planning permission may be unlawful and therefore could be subject to enforcement action. In addition, please be aware that changes to a development previously granted by the LPA may affect any previous Community Infrastructure Levy (CIL) owed or exemption granted by the Council. If you are in any doubt whether the new/amended development is now liable for CIL you are advised to contact the Community Infrastructure Levy Officer (01923 776611) for clarification. Information regarding CIL can be found on the Three Rivers website (<https://www.threerivers.gov.uk/services/planning/community-infrastructure-levy>).

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work. Further information on how to incorporate changes to reduce your energy and water use is available at:

- 12 **Control of Pollution:** The applicant is reminded that the Control of Pollution Act 1974 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.
- 13 **Approval:** The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The development maintains/improves the economic, social and environmental conditions of the District.
- 14 **BNG:** The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:
- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Three Rivers District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption or transitional arrangement is considered to apply.

Development below the de minimis threshold, meaning development which:

- a) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- b) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Where the local planning authority considers that the permission falls within paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990, the permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun, and, if subject to phased development, before each phase of development may be begun.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

More information can be found in the Planning Practice Guidance online at <https://www.gov.uk/guidance/biodiversity-net-gain>.

- I4 Storage of materials:** The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047
- I5 Obstruction of highway:** It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.
- I6 Debris and deposits on the highway:** It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.





Well established traveller site:



PLANNING COMMITTEE – Thursday 16 July 2026

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.

Parish: Croxley Green Parish Council
Expiry of Statutory Period: 12.06.2026
Extension of time: 17 July 2026

Ward: Dickinsons.
Case Officer: Lauren Edwards

Recommendation: That Listed Building Consent be granted.

Reason for consideration by the Committee: Three Rivers District Council are the owners of the land upon which the kiosk sits.

1 Relevant Planning History

- 1.1 No relevant planning history.

2 Description of Application Site

- 2.1 The application site relates to a Grade II Listed telephone kiosk which is opposite All Saints Church adjacent to 'New Parade' at The Green, Croxley Green.
- 2.2 The site is located within the Croxley Green Conservation Area.

3 Description of Proposed Development

- 3.1 This application seeks Listed Building Consent for the refurbishment of the 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.
- 3.2 The existing Kiosk will be cleaned, repaired and repainted in the traditional BT red, gold and black. The larger polycarbonate panels will be replaced. The glass panels will be cleaned.
- 3.3 Replacement of missing 'TELEPHONE' and 'push/pull' signage to like for like.
- 3.4 The existing 8watt lightbulbs will be replaced with 8watt low energy bulbs.
- 3.5 Once refurbished printed transparent community artwork will be applied to the newly restored polycarbonate panels (on the inside). These do not include physical affixation or adhesive.

4 Consultation

4.1 Statutory Consultation

4.1.1 Croxley Green Parish Council:

Croxley Green Parish Council notes the application has been submitted by Croxley Green Parish Youth Council and commends their dedication and hard work on this project.

4.1.2 Conservation Officer:

The application is for 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.

The application relates to the Grade II listed K6 Telephone Kiosk Opposite All Saints Church Croxley Green (List Entry Number: 1347867). It was designed 1935 1935 by Sir Giles Gilbert Scott, built in cast iron with margin glazing to windows and door.

It is in Croxley Green Conservation Area which has a Conservation Area Appraisal (CAA) adopted in 1996. The kiosk is a landmark structure within the Conservation Area. The CAA identifies the area around the Grade II listed All Saints' Church (List Entry Number: 1100842) as an important "gateway" into the Conservation Area and specifically notes the presence of the listed K6 telephone kiosk adjacent to the row of shops opposite the church.

The proposal would comprise for the like-for-like restoration and repurposed use of the kiosk. As part of the new use, the proposal would include installation of removable stained glass-effect panelling.

These physical changes would alter the historic character of the kiosk. However, the proposal would include improvements, including to the broken glazing as described above. In addition, the historic use is no longer viable and so a community use is likely to be an optimum viable use. In addition, the alterations would be reversible.

On this basis, no heritage harm is identified from the proposal subject to details:

The submission includes a 'Description of Proposed Works' Section 7 in the Design, Access, and Heritage Statement. This describes the proposed works in detail. It is recommended that this is secured as an approved document should be permission be granted. In addition, any new materials should be secured through a planning condition to be submitted and approved by the LPA prior to their use.

Lighting is mentioned in 'Description of Proposed Works' at para 7.2.2., which states that: 'An assessment of internal lighting will be undertaken to ensure the artworks are appropriately illuminated.

Where necessary, the existing 8-watt bulb may be replaced with a low-energy 8-watt LED equivalent to improve light levels, without altering the character or appearance of the kiosk.' This lighting approach is acceptable in principle. However, any new lighting has the potential to impact the character of the listed kiosk and the Conservation Area. On this basis, details of any lighting scheme should be secured by condition, to include brightness, colour and hours of use of lighting.

Subject to the details required by condition highlighted above, overall no heritage harm has been identified in the proposal.

This response has been made with regard to Sections 16 (2), 66 (1) and 72 (1) of the Planning and Listed Building Act 1990 and the National Planning Policy Framework Chapter 16 'Conserving and Enhancing the Historic Environment'.

4.1.3 National Grid: No response received.

4.1.4 Twentieth Century Society:

Thank you for consulting the Society above Listed Building Consent application for the 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.

The red telephone box is a K6 kiosk designed by Sir Giles Gilbert Scott in 1935 to celebrate the Silver Jubilee of the coronation of King George V. More than 60,000 K6s were installed up to 1968 and of these around 20% still exist.

The telephone box is Grade II-listed. From the information on Historic England's website, it appears that damage has occurred to the telephone box's top glass panel between 2021 and 2023. In the preceding years further damage and deterioration has occurred.

We welcome efforts by Croxley Green Parish Council to restore and repair this important example of Twentieth Century street furniture. The rise of mobile phones has led these historic red telephone boxes to become redundant and often neglected and new creative uses can ensure that they remain part of our streetscape into the future.

We have no issue with proposals to use the telephone box to display art work that reflects the community and culture of the area in which it sits. As this work will be fully reversible then this can also be updated and changed, and no harm will occur to the significance of the heritage asset. As this art work will be produced by youths from the local community, it will also hopefully act to deter graffiti to the phone box, through local engagement and ownership.

We defer to the conservation officer to approve any details of fixings into the boxes and materials used for the restoration of the telephone box. All materials wherever possible should be like-for-like.

4.1.5 Herts Archaeology:

In this instance I consider that this development is unlikely to have a significant impact on heritage assets of archaeological interest and I have no comment to make upon the proposal.

4.2 **Public/Neighbour Consultation**

4.2.1 Number consulted: 3

4.2.2 No of responses received: 0

4.2.3 Site Notice: Expired 16.05.2026. Press notice: Expired 23.05.2026

5 **Reason for Delay**

5.1 Committee cycle.

6 **Relevant Planning Policy, Guidance and Legislation**

6.1 S16(2) of Planning (Listed Buildings and Conservation Areas) Act 1990 requires LPAs to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses when considering whether to grant listed building consent.

6.2 National Planning Policy Framework and National Planning Practice Guidance

In 2024 the new National Planning Policy Framework was published. This is read alongside the National Planning Practice Guidance (NPPG). The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance

with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another. The NPPF is clear that “existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework”.

The NPPF states that ‘good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities’. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would ‘significantly and demonstrably’ outweigh the benefits.

6.3 The Three Rivers Local Development Plan

The application has been considered against the policies of the Local Plan, including the Core Strategy (adopted October 2011), the Development Management Policies Local Development Document (adopted July 2013) and the Site Allocations Local Development Document (adopted November 2014) as well as government guidance. The policies of Three Rivers District Council reflect the content of the NPPF.

The Core Strategy was adopted on 17 October 2011 having been through a full public participation process and Examination in Public. Relevant policies include Policies CP1 and CP12.

The Development Management Policies Local Development Document (DMLDD) was adopted on 26 July 2013 after the Inspector concluded that it was sound following Examination in Public which took place in March 2013. Policy DM3 is relevant.

The Croxley Green Neighbourhood Plan.

The Croxley Green Conservation Area Appraisal.

7 **Planning Analysis**

7.1 Character and Heritage

- 7.1.1 The NPPF gives great weight to the conservation of heritage assets and requires ‘clear and convincing justification for any harm to or loss of significance of a heritage asset. Policy DM3 requires development to preserve or enhance the character and appearance of the Conservation Area.
- 7.1.2 Policy CP1 of the Core Strategy (adopted October 2011) seeks to promote development of a high enduring design quality that respect local distinctiveness and Policy CP12 of the Core Strategy relates to design and states that in seeking a high standard of design, the Council will expect development proposals to have regard to the local context and conserve or enhance the character, amenities and quality of an area and conserve and enhance natural and heritage assets.
- 7.1.3 Policy DM3 of the Development Management Policies LDD (adopted July 2013) sets out that the Council will preserve the District’s Listed Buildings and will only support applications where the extension or alteration would not affect a Listed Building’s character as a building of special architectural or historic interest or its wider setting.
- 7.1.4 The telephone Kiosk is a Grade II Listed Building. Whilst it no longer operates as a telephone box the kiosk remains a Listed Building. The site is also located within The Croxley Green Conservation Area.

- 7.1.5 The Conservation Officer has reviewed the proposal and raises no objections subject to use of conditions. It is noted that the installation of artwork would alter the historic character of the telephone kiosk. However there are benefits of the proposed in relation to repairing and improving the current integrity/condition of the building. The use of the kiosk as a phone box is no longer viable and as such a community use is considered to safeguard the future of the fabric of the structure with an optimum viable use. Furthermore the artwork is fully reversible and thus would not undermine the fabric or character of the Listed Building. It is also noted that this application does not consider the use, in so far as only Listed Building Consent is sought. However on the basis of the works proposed it is not considered that planning permission is required under separate cover for a material change of use. In any event the proposed works subject to this application are considered acceptable in terms of their impact on the heritage assets.
- 7.1.6 A condition would be attached to ensure the works are carried out in accordance with the detail and methodologies as set out within the submitted statements. Any new materials to be used that are not included within the information already submitted would be required, by condition, to be submitted to the LPA prior to installation/use.
- 7.1.7 The Conservation Officer has requested a condition relating to lighting. At this time the applicant is proposing replacement 8 Watt energy saving light bulbs to replace the existing 8 Watt bulbs. As such replacing the light source is acceptable. Any additional lighting would require consent under separate cover prior to those works taking place and therefore it is not considered reasonable to attach a further condition.
- 7.1.8 As such the proposed development would be acceptable in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) and the NPPF.

8 Recommendation

- 8.1 That LISTED BUILDING CONSENT be GRANTED subject to the following conditions:

- C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- C2 The works hereby permitted shall be carried out in accordance with the detail and methodology as set out in within Section 7 of Design, Access, and Heritage Statement submitted with the application. No other materials shall be used or works undertaken other than those expressly set out within this document.

Reason: To ensure that the external appearance of the Listed building is satisfactory in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013).

Informatives

- 11 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by formal application which includes a fee.

There may be a requirement for the approved development to comply with the Building Regulations. Please contact Hertfordshire Building Control (HBC) on 0208

207 7456 or at buildingcontrol@hertfordshirebc.co.uk who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at www.hertfordshirebc.co.uk.

Community Infrastructure Levy (CIL) - Your development may be liable for CIL payments and you are advised to contact the CIL Officer for clarification with regard to this. It is a requirement under Regulation 67 (1), Regulation 42B(6) (in the case of residential annexes or extensions), and Regulation 54B(6) (for self-build housing) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

- I2 The applicant is reminded that the development subject of this grant of listed building consent must be carried out in accordance with the submitted documents including 200126/0377/LB/003, TRDC 001 (Location plan), TRDC 002 (Block plan)
- I3 The applicant is reminded that the Control of Pollution Act 1974 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.





PLANNING COMMITTEE – Thursday 16 July 2026

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

Parish: Croxley Green Parish Council
Expiry of Statutory Period: 12.06.26.
Extension of Time: 22.07.26.

Ward: Dickinsons
Case Officer: Clara Loveland

Development Type: Householder development

Recommendation: That planning permission be granted, subject to conditions.

Reason for consideration by the Committee: Called in by the Parish Council unless officers are minded to refuse, due to concerns about over-development of the site and its impact on the Conservation Area.

To view all documents forming part of this application please go to the following website:

<https://www3.threerivers.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TCT97VQFKJS00>

1 Relevant planning history

- 1.1 26/0207/CLPD - Certificate of Lawfulness Proposed Development: Demolition of existing detached garage and construction of outbuilding. **Approved.**
- 1.2 26/0208/FUL - Variation of Conditions 2 (Plans) and 3 (Crossover Closure) pursuant to planning permission 25/1762/FUL to allow reduction of width of crossover. **Approved.**
- 1.3 25/1762/FUL - Removal of existing crossover and construction of new crossover. **Approved.**

2 Site description

- 2.1 The application site contains a two-storey detached dwelling located on the corner of Watford Road and Dickinson Square in Croxley Green. The site is adjacent to the boundary of the Dickinson Square Conservation Area. The dwelling has a dark red/brown tiled hipped roof with a cream-rendered external finish.
- 2.2 The dwelling is set back from the highway with a paved front garden area, providing space for 2 cars. Towards the rear, and separated by fencing, is a driveway serving 1 car space and garage which is accessed via Dickinson Square.
- 2.3 The rear of the application site contains a patio and a grassed rear garden. It is enclosed by a wall on one side and fencing on the other.

3 Description of proposed development

- 3.1 This application seeks planning permission for the construction of a part single, part two storey front and side extension, single storey rear extension and installation of windows to side elevation
- 3.2 Amended plans were obtained during the application to a) set the ground floor side extension in from the boundary by 0.3m, b) reinstate the boundary fence line along Dickinson Square and c) reinstate the existing eaves height and design along with the first floor flank window design and profile within the first floor extension. The amended plans show the following development:
- 3.3 The ground floor extension would wrap around from the front elevation, along the eastern flank and beyond the rear. It would extend 2.8m forward of the existing recessed entrance area and hold a

width of 5.4m (3m wider than the existing eastern flank wall) and extend to a depth of 14m (4m beyond the rear wall) and would extend across the rear elevation to a width of 10.5m, flush with the existing western flank wall. It would have a part pitched (along the flank) and part crown roof style (rear) with a height of 3.8m. It would have rear gazing.

- 3.4 The first floor would extend from the front and wrap around the eastern flank, flush with the existing rear wall. It would extend to a depth of 2.8m forward of the recessed front elevation and hold a width of 4.3m (2m wider the existing eastern flank wall) and would extend to a depth of 9.9m, flush with the rear wall. The first floor would form a part crown roof with a ridge height of 7.8m, set down from the existing ridge line by 0.5m. There would be front, flank and rear facing windows at ground and first floor.
- 3.5 The proposed extensions would be externally finished in materials matching the existing dwelling.

4 Consultee responses

- 4.1 Croxley Green Parish Council – Objection and called into the planning committee.

“Croxley Green Parish Council Objects to this planning application.

CGPC notes this property is designed with two 'front' faces as it is on a corner plot on a main road adjacent with a conservation area. Currently the design is harmonious, the proposed alterations are not sympathetic to the Conservation Area from which it will be very visible on the street scene.

CGPC feels this is overdevelopment of the site and request the Officers consider the neighbours reasonable comments in particular those of residents on Dickinson Square.

If the officer is minded to approve, CGPC requests the application be called in for decision by the TRDC planning committee.”

- 4.1.1 Croxley Green Parish Council re-consultation– The Parish were reconsulted following amended plans: Objection and call in maintained.

“I have advised our Planning and Development committee and they wish to maintain their objections and call in.”

- 4.2 National Grid – No response received.

- 4.3 Conservation Officer:

I would say that currently the building at No. 63 makes a slightly positive contribution the character of the Conservation through its character, although it is of a later date and is not of the same architectural style and form as the Conservation Area itself.

The proposed first floor elements of the extension would be relatively large with a flat crown roof section. However, the first floor would be set away from the boundary and built in a similar style to the existing house. The deeper extensions adjacent to the main section of the Conservation Area would be at single storey level and less prominent. As such although the extensions would be visible from several viewpoints within and towards the Conservation Area, the impact would be minimal and would preserve the character of the Conservation Area.

5 Neighbour consultation

- 5.1 **Site notice:** Not required.
- 5.2 **Press notice:** Not required.
- 5.2.1 No. consulted: 0.
- 5.2.2 No. of responses: 0.

6 Legislation and Relevant Local and National Planning Polices

6.1 Legislation

- 6.1.1 Planning applications are required to be determined in accordance with the statutory development plan unless material considerations indicate otherwise as set out within S38(6) Planning and Compulsory Purchase Act 2004 and S70 of Town and Country Planning Act 1990).
- 6.1.2 S72 of Planning (Listed Buildings and Conservation Areas) Act 1990 requires LPAs to have special regard to the desirability of preserving or enhancing the character or appearance of conservation areas.
- 6.1.3 The Localism Act received Royal Assent on 15 November 2011. The growth and Infrastructure Act achieved Royal Assent on 25 April 2013.
- 6.1.4 The Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010, the Natural Environment and Rural Communities Act 2006 and the Habitat Regulations 1994 may also be relevant.
- 6.1.5 The Environment Act 2021.

6.2 National Planning Policy Framework and National Planning Practice Guidance

- 6.2.1 In December 2024 the revised NPPF was published, to be read alongside the online National Planning Practice Guidance. The NPPF is clear that “existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework”.
- 6.2.2 The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits unless there is a clear reason for refusing the development (harm to a protected area).

6.3 Three Rivers Local Development Plan

- 6.3.1 The Core Strategy was adopted on 17 October 2011 having been through a full public participation process and Examination in Public. Relevant policies include Policies CP1, CP9, CP10 and CP12.
- 6.3.2 The Development Management Policies Local Development Document (LDD) was adopted on 26 July 2013 after the Inspector concluded that it was sound following Examination in Public which took place in March 2013. Relevant policies include DM1, DM3, DM6, DM9, DM13, Appendix 2, and Appendix 5.
- 6.3.3 The Croxley Green Neighbourhood Plan Referendum Version (adopted December 2018) is also relevant, specifically Policies CA 1 and CA2 and Appendices B and C.

6.4 Other

- 6.4.1 The Community Infrastructure Levy (CIL) Charging Schedule (adopted February 2015).
- 6.4.2 Dickinson Square Conservation Area Appraisal 2014.

7 Analysis

7.1 Impact on the character and appearance of the street scene and nearby heritage asset

- 7.1.1 Policy CP1 of the Core Strategy (adopted October 2011) seeks to promote buildings of a high enduring design quality that respect local distinctiveness. Policy CP12 of the Core Strategy states that development should 'have regard to the local context and conserve or enhance the character, amenities and quality of an area' and 'conserve and enhance natural and heritage assets'.

- 7.1.2 Policy DM1 and Appendix 2 of the Development Management Policies Local Development Document (adopted July 2013) set out that development should not lead to a gradual deterioration in the quality of the built environment, have a significant impact on the visual amenities of the area and that extensions should respect the existing character of the dwelling, particularly with regard to the roof form, positioning and style of windows and doors, and materials.
- 7.1.3 As set out in Appendix 2, new development should not be excessively prominent in relation to adjacent properties or general street scene and should not result in a loss of light to the windows of neighbouring properties nor allow for overlooking. In relation to rear extensions, single storey rear extensions to detached dwellings should generally have a maximum depth of 4m. The Design Criteria states this distance may be reduced if the extension would adversely affect adjoining properties or is unduly prominent. Appendix 2 also sets out that the first-floor element of a two-storey side extension should be located 1.2m from the boundary, although this distance can be reduced to 1m in higher density areas. Also, single-storey side extension's proximity to the flank boundary will be individually assessed. In relation to roofs, the guidance suggests that crown roofs can exacerbate the bulk and mass of properties and are therefore discouraged in favour of more traditional pitched roof forms.
- 7.1.4 The application site is located adjacent to the Dickinson Square Conservation Area (which is located north of the application site). DM3(f) sets out that permission will not be granted for development outside but near to a Conservation Area if it adversely affects the setting, character, appearance of or views in to or out of that Conservation Area.
- 7.1.5 Policy CA1 of The Croxley Green Neighbourhood Plan sets out new development should seek to conserve and, wherever possible, enhance the key elements of the character and appearance of the Character Areas described in Appendix B through careful design and massing of new buildings and the protection and enhancement of private gardens and open space without inhibiting innovative design.
- 7.1.6 Policy CA2 of The Croxley Green Neighbourhood Plan also requires that domestic extensions should seek to conserve and enhance the character of the area through the control of massing, alignment and height. Extensions that have an overbearing or adverse visual effect on the Character Area in which it is located will be resisted.
- 7.1.7 The application site is located in Character Area 4 of The Croxley Green Neighbourhood Plan and therefore Appendix B is relevant. Appendix C is also relevant and provides guidance for extensions, including that they should address their visual impact on the street scene.
- 7.1.8 The proposed development would involve the erection of a part-single, part-two storey front, side and rear extension, which would be visible from the wider streets of Watford Road and Dickinson Square, including areas of the Conservation Area due to the site's corner plot positioning. In terms of the impact of the proposal on the setting of the Conservation Area, it is first important to consider the existing site circumstances. In this case, the existing dwelling is read in conjunction with parts of the Conservation Area on entry and exit into it along Dickinson Square. Heritage advice sought during this application has advised that the existing dwelling makes a slightly positive contribution to the Conservation Area. However, the dwelling is of a later date and not of the same architectural style and form as the Conservation Area. From this, it is drawn out therefore, that there is some scope for alteration of the host dwelling, albeit some sensitivity would be important considering the views and setting of the nearby Conservation Area. Added to this, the host dwelling is read in context with other dwellings and built form along Watford Road. This stretch of Watford Road contains a mixture of dwellings, of which many have been extended and altered. Despite this, many of the dwellings have retained traditional designs and external appearances, which contribute to the overall character and appearance of the locality.
- 7.1.9 The single-storey element would hold a noticeable depth of some 14m and would be located close to the eastern boundary line and up to the western boundary. Despite this, it would be set off the eastern boundary by some 0.3m, adding some alleviation and spacing of built form. It would also set back from the existing front wall of the dwelling by 1m, helping to reduce the appearance of bulk and massing. It would also have an appropriate roof formation and be of an external finish that would

match the existing dwelling, helping to integrate it. It would also partially be screened by the existing flank boundary fence line, which would be retained. When considering the rear part of the ground floor extension, this would hold a depth of 4m beyond the rear wall, which would comply with the guidance in Appendix 2 where 4m beyond the rear wall of detached dwellings is generally considered acceptable. When viewing the ground floor extension, despite wrapping around the flanks of the dwelling, it would appear subservient against the backdrop of the existing dwelling. Many of the nearby dwellings have also been extended at ground floor, including adjoining neighbour No.61, which benefits from a single-storey rear extension of a similar scale to the rear element of the proposed within this application.

- 7.1.10 Turning to the two-storey element, this would be set in from the boundary line by 1.2m. This would comply with the guidance within Appendix 2, indicating that 1.2m from the boundary would generally be an acceptable separation distance. Added to this, there is no eastern neighbour due to the highway separation and as a result there would be no terracing effect. Furthermore, the two-storey extension would be set back from the front wall by 1m, retaining the prominence of the existing two-storey hipped (and bay) feature which positively contributes to the character and appearance of the dwelling. It would also be flush with the rear wall, helping to contain the extension and mitigate against massing. It is acknowledged that the two-storey extension would result in a part crown roof formation which is generally discouraged due to the potential to add to bulk and mass. Despite this, the extension would be set down from the existing ridge line, adding an element of subordination to the proposal. Additionally, given the overall scale of the side extension, it is considered that in this case, the part crown roof would not add an excessive amount of bulk or massing to the development. It is also important to consider that despite the part crown roof, the existing traditional roof formations to the front, side and rear would remain legible. Furthermore, the roof scale would be read along with its design and in this case, the flank elevation would retain the sunken eaves and windows throughout the flank, which would externally match the appearance of the existing dwelling. This would help with its integration into the host dwelling and immediate locality and mitigate against any prominence. For these reasons, the proposed two-story roof design would not overwhelm or detract from the dwelling or area to arise in harm to the dwelling, site, locality or setting of the Conservation Area.
- 7.1.11 Comments received by the Parish raise concern that the proposal would a) not be sympathetic to the Conservation Area and b) contribute to overdevelopment. These comments were received before amended plans were provided. The Parish was reconsulted on the amendments and maintained their objection and call-in to the planning committee. When considering the cumulative impact of the extensions, these would be noticeable however, for the reasons set out, the proposed extensions would not unacceptably erode the character of the dwelling or wider area. They would also not overwhelm the host dwelling and would not be out of character or unduly prominent when viewed in the context of the host dwelling, locality or setting of the Conservation Area. Furthermore, heritage advice sought during the application supports the view that any impact to the Conservation Area would be minimal and preserve character.
- 7.1.12 In summary, the proposed development would not result in harm to the character and appearance of the existing dwelling and wider street scene. The development is considered acceptable and in accordance with Policies CP1 and CP12 of the Core Strategy and Policy DM1, DM3, and Appendix 2 of the Development Management Policies LDD and Policies CA1 and CA2 and Appendices B and C of The Croxley Green Neighbourhood Plan (2018).
- 7.2 Impact on Neighbours
- 7.2.1 Policy CP12 of the Core Strategy states that development should 'protect residential amenities by taking into account the need for adequate levels of disposition of privacy, prospect, amenity and garden space'.
- 7.2.2 Policy DM1 and Appendix 2 of the Development Management Policies document set out that development should not result in the loss of light to the windows of neighbouring properties nor allow overlooking, and should not be excessively prominent in relation to adjacent properties.

- 7.2.3 When considering the impact of the extensions on the adjoining neighbour No.61, it is important to consider the existing site circumstances where this neighbour benefits from a part single, part two storey side and rear extensions. The proposed rear element of the proposal would be of a similar scale to this neighbour, although it would project some 2m beyond the rear of this neighbour and be located up to the boundary line. Despite this, it is important to consider the orientation of the sites whereby Nos. 61 and 63 have north-facing gardens therefore, the proposed extension would not contribute to any harmful levels of shadowing or loss of light over and above any shading which would arise from the existing dwellings. When considering existing circumstances with this neighbour, the minimal depth beyond the neighbour, coupled with the limited height and overall scale of the extension, the proposal would not have an overbearing impact from built form and would not cause any harmful loss of light. Turning to the side extensions, these would be screened by the existing dwelling and would not arise in any harm from built form on this neighbour.
- 7.2.4 Turning to the impact on the surrounding neighbours at No 3 to the rear and 1a and 2a to the east, the proposed development would likely be noticeable from these perspectives due to the corner plot positioning of the site. However, these neighbours are sufficiently separated away from the proposed development such that it would not arise in any harm in terms of loss of light or appear overbearing..
- 7.2.5 With regard to privacy, there is a new window proposed within the flank elevation facing towards No.61 to serve a snug room. There is a 1.8m high close boarded fence along the common boundary with this neighbour which would provide sufficient screening to prevent any direct overlooking towards this neighbour. In addition, it is proposed to reconfigure the first floor windows within the eastern flank elevation facing towards No.1a and No.2a Dickinson Square. The highway junction separates the application site with these neighbouring properties by approximately 20m. This separation would mitigate against any loss of privacy to these neighbours. The remaining doors and windows would have a primary outlook over the private amenity spaces of the application site and are not considered to arise in any harmful loss of privacy or overlooking to any neighbour. It is recognised that there would be a large flat roof resulting from the rear element of the proposal, use of this area as an outdoor amenity space would result in elevated views across neighbouring sites which could result in a loss of privacy and overlooking. It would therefore be reasonable and necessary to secure the use of the flat roof for maintenance only by condition.
- 7.2.6 In summary, the proposed development is not considered to result in adverse impact upon No.306 Toms Lane or any other neighbour and would accord with Policy C12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies document (adopted July 2013).
- 7.3 Highways and parking provision
- 7.3.1 Core Strategy Policy CP10 (adopted October 2011) requires development to make adequate provision for all users, including car parking. Policy DM13 in the Development Management Policies document (adopted July 2013) states that development should make provision for parking in accordance with the Parking Standards set out within Appendix 5.
- 7.3.2 The application site would retain parking off-street for 3 cars, sufficient to serve the proposed extended dwelling in accordance with Appendix 5.
- 7.4 Biodiversity Net Gain
- 7.4.1 Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value. This is subject to exemptions, and an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015).
- 7.4.2 The applicant has confirmed that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply because the application relates to householder development.

7.5 Wildlife considerations

7.5.1 Section 40 of the Natural Environment and Rural Communities Act 2006 requires Local Planning Authorities to have regard to the purpose of conserving biodiversity. This is further emphasised by regulation 3(4) of the Habitat Regulations 1994 which state that Councils must have regard to the strict protection for certain species required by the EC Habitats Directive. The Habitats Directive places a legal duty on all public bodies to have regard to the habitats directive when carrying out their functions.

7.5.2 The protection of biodiversity and protected species is a material planning consideration in the assessment of this application in accordance with Policy CP9 of the Core Strategy and Policy DM6 of the Development Management Policies document. National Planning Policy requires Local Authorities to ensure that a protected species survey is undertaken for applications where biodiversity may be affected prior to the determination of a planning application. A Biodiversity Checklist was submitted with the application and states that no protected species or biodiversity interests will be affected as a result of the application. The Local Planning Authority is not aware of any records of bats (or other protected species) within the immediate area that would necessitate further surveying work being undertaken.

7.6 Amenity

7.6.1 Policy CP12 of the Core Strategy states that development should take into account the need for adequate levels and disposition of amenity and garden space. Section 3 (Amenity Space) of Appendix 2 of the Development Management Policies document provides indicative levels of amenity/garden space provision.

7.6.2 The indicative amenity space for a 4-bedroom dwelling in Appendix 2 is 105 sqm. The submitted site area plans indicate that there would be an amenity space of 133 sqm would be retained, sufficient to serve any current and future occupiers.

7.7 Trees and landscape

7.7.1 No protected trees would be affected as a result of the proposed development.

8 **Recommendation**

8.1 That PLANNING PERMISSION BE GRANTED subject to the following conditions:

C1 **Time**: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

C2 **Plans**: The development hereby permitted shall be carried out in accordance with the following approved plans: 3896 HH3 Bd; 3896 HH1 D; TRDC 001 (Location Plan).

Reason: For the avoidance of doubt, and in the proper interests of planning in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM3, DM6 and DM13 and Appendices 2 and 5 of the Development Management Policies (adopted July 2013) and Policies CA1 and CA2 and Appendices B and C of The Croxley Green Neighbourhood Plan (2018).

C3 **Materials**: Unless specified on the approved plans, all new works or making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Reason: To prevent the building being constructed in inappropriate materials in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C4 **Flat roof:** The rear flat roof serving the “Kitchen/Diner” and “Family Room” as shown on plan number 3896 HH3 Bd, shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area.

Reason: To safeguard the residential amenities of neighbouring properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

8.2 Informatives

- I1 **Standard Advice:** With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by formal application which includes a fee.

There may be a requirement for the approved development to comply with the Building Regulations. Please contact Hertfordshire Building Control (HBC) on 01438 879990 or at buildingcontrol@hertfordshirebc.co.uk who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at www.hertfordshirebc.co.uk.

Community Infrastructure Levy (CIL) - Your development may be liable for CIL payments and you are advised to contact the CIL Officer for clarification with regard to this. If your development is CIL liable, even if you have been granted exemption from the levy, please be advised that before commencement of any works it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (As Amended) that CIL form 6 (Commencement Notice) must be completed, returned and acknowledged by Three Rivers District Council before building works start. Failure to do so will mean you lose the right to payment by instalments (where applicable), and a surcharge will be imposed. However, please note that a Commencement Notice is not required for residential extensions IF relief has been granted.

Following the grant of planning permission by the Local Planning Authority it is accepted that new issues may arise post determination, which require modification of the approved plans. Please note that regardless of the reason for these changes, where these modifications are fundamental or substantial, a new planning application will need to be submitted. Where less substantial changes are proposed, the following options are available to applicants:

{b (a)} Making a Non-Material Amendment

{b (b)} Amending the conditions attached to the planning permission, including seeking to make minor material amendments (otherwise known as a section 73 application).

It is important that any modifications to a planning permission are formalised before works commence otherwise your planning permission may be unlawful and therefore could be subject to enforcement action. In addition, please be aware that changes to a development previously granted by the LPA may affect any previous Community Infrastructure Levy (CIL) owed or exemption granted by the Council. If you are in any doubt whether the new/amended development is now liable for CIL you are advised to contact the Community Infrastructure Levy Officer (01923 776611) for clarification. Information regarding CIL can be found on the Three Rivers website (<https://www.threerivers.gov.uk/services/planning/community-infrastructure-levy>).

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not

override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work. Further information on how to incorporate changes to reduce your energy and water use is available at: <https://www.threerivers.gov.uk/services/environment-climate-emergency/home-energy-efficiency-sustainable-living#Greening%20your%20home>

- 12 **Construction Hours:** The applicant is reminded that the Control of Pollution Act 1974 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.
- 13 **Approval, amendments:** The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority suggested modifications to the development during the course of the application and the applicant and/or their agent submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.
- 14 **BNG:** The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:
- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Three Rivers District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption or transitional arrangement is considered to apply.

Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Where the local planning authority considers that the permission falls within paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990, the permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun, and, if subject to phased development, before each phase of development may be begun.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain

Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

More information can be found in the Planning Practice Guidance online at <https://www.gov.uk/guidance/biodiversity-net-gain>







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PLANNING COMMITTEE – Thursday 16 July 2026

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.

Parish: Batchworth Community Council
Expiry of Statutory Period: 22.06.2026

Ward: Moor Park and Eastbury
Case Officer: Lauren Edwards

Recommendation: That Part Retrospective Planning Permission be GRANTED subject to conditions.

Reason for consideration by the Committee: A member of the planning committee lives within the neighbour consultation area.

To view all documents forming part of this application please go to the following website:

[26/0639/RSP - 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.](#)

1 Relevant Planning and Enforcement History

- 1.1 26/0027/COMP - Erection of unauthorised extension/outbuilding and gates. Pending consideration, subject to the outcome of this application. Extension requires planning permission.
- 1.2 14/0766/FUL - Part demolition of existing dwelling, two storey side and rear extension, single storey side extension, single storey front extension with canopy to front alterations to roof including increase in ridge height and alterations to fenestration – Permitted.
- 1.3 15/0570/RSP - Part Retrospective: Single storey front extension and porch – Permitted.
- 1.4 22/2281/CLPD - Certificate of Lawfulness Proposed Development: Installation of solar panels – Permitted.
- 1.5 8/736/76 – Single storey extension – Permitted.

2 Description of Application Site

- 2.1 The application site is roughly rectangular in shape and is located on the western side of Bedford Road, Moor Park.
- 2.2 The application dwelling is a two storey detached dwelling built of facing brickwork. To the front of the site is a block paved driveway and to the rear is a patio with steps up to the remainder of the garden which is mostly laid as lawn.
- 2.3 The neighbour at No.40 is a two storey detached dwelling with catslide roof features. This neighbour has a single storey rear projection.
- 2.4 The neighbour at No.36a is a two storey detached dwelling which is angled towards the application site.
- 2.5 The site falls within the Moor Park Conservation Area.

3 Description of Proposed Development

- 3.1 This application seeks part retrospective planning permission for the construction of a single storey side extension to create a garage, and the installation of solar panels.
- 3.2 The single storey extension has been built and has a width of 3.8m beyond the southern flank and a depth of 6.7m. It is sited 4.4m back from the most recessed front wall. It has a flat roof with parapet walls and a maximum height of 2.8m. The extension serves as a garage.
- 3.3 Solar panels are proposed to be positioned on its roof which project 0.3m above the flat roof section.
- 3.4 This application has been received following enforcement discussions in pursuance to 26/0027/COMP.

4 Statutory Consultation

- 4.1 National Grid: No response received.
- 4.2 Batchworth Community Council: [No objection]

BCC discussed and noted this application.

- 4.3 Conservation Officer: [No objection]

The Conservation Officer has verbally advised they have no objections to the development.

- 4.4 Moor Park 1958 Ltd: [Objection]

The Directors of Moor Park (1958) Limited note that this is a further Retrospective Application at 38 Bedford Road.

The property is a pre-1958 dwelling which has been subject to extension and alteration works previously.

The building prior to the works the subject of this application being carried out complied with Policy 3.4 of the Moor Park Conservation Area Appraisal in that it did not have a built frontage of more than 80% of the frontage. However, the side extension which has been carried out is in contravention of Policy 3.4 in that it results in a built frontage of approximately 90%. It also breaches Policy 3.4 in that the flank wall of the garage is less than half a metre away from the boundary, whereas Policy 3.4 states that such a wall should be clear of the boundary by at least 1.5 metres.

Policy 3.6 (Roofs) states 'Flat roofs or flat sections to a pitched roof reflect a form not in keeping with the traditional design of houses in Moor Park and are therefore unacceptable'. It is appreciated that the solid front gates situated between the boundary and the side of the house obscure a substantial part of the building when viewed from Bedford Road, but the flat roof and the solar panels situated on top of the flat roof are visible.

It is also noted that vehicular access to the garage will be very difficult due to the gates being situated in such a position as to create a need to turn to the south immediately on passing through them to avoid the previous flank extension and the bay window in that flank extension and then have to enter the garage at an angle.

4.5 Public/Neighbour Consultation

- 4.5.1 Neighbours consulted: 8
- 4.5.2 Responses received: 0

- 4.5.3 Site Notice: Expired 30.05.2026
- 4.5.4 Press Notice: Expired 06.06.2026

5 Reason for Delay

- 5.1 Committee cycle.

6 Relevant Planning Policy, Guidance and Legislation

6.1 Legislation

- 6.1.1 Planning applications are required to be determined in accordance with the statutory development plan unless material considerations indicate otherwise as set out within S38 (6) Planning and Compulsory Purchase Act 2004 and S70 of Town and Country Planning Act 1990).
- 6.1.2 S72 of Planning (Listed Buildings and Conservation Areas) Act 1990 requires LPAs to have special regard to the desirability of preserving or enhancing the character or appearance of conservation areas.
- 6.1.3 The Localism Act received Royal Assent on 15 November 2011. The Growth and Infrastructure Act achieved Royal Assent on 25 April 2013.
- 6.1.4 The Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010, the Natural Environment and Rural Communities Act 2006 and the Habitat Regulations 1994 may also be relevant.
- 6.1.5 The Environment Act 2021.

6.2 National Planning Policy Framework and National Planning Practice Guidance

In 2024 the new National Planning Policy Framework was published. This is read alongside the National Planning Practice Guidance (NPPG). The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another. The NPPF is clear that “existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework”.

The NPPF states that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

6.3 The Three Rivers Local Plan

The application has been considered against the policies of the Local Plan, including the Core Strategy (adopted October 2011), the Development Management Policies Local Development Document (adopted July 2013) and the Site Allocations Local Development Document (adopted November 2014) as well as government guidance. The policies of Three Rivers District Council reflect the content of the NPPF.

The Core Strategy was adopted on 17 October 2011 having been through a full public participation process and Examination in Public. Relevant policies include Policies CP1, CP9, CP10 and CP12.

The Development Management Policies Local Development Document (DMLDD) was adopted on 26 July 2013 after the Inspector concluded that it was sound following Examination in Public which took place in March 2013. Relevant policies include DM1, DM3, DM6, DM8, DM13 and Appendices 2 and 5.

The Batchworth Neighbourhood Plan 2023-2038 (Referendum Version January 2025). Relevant policies include: Policy BW GB1 and BW DE1

6.4 Other

Moor Park Conservation Area Appraisal 2006.

The Community Infrastructure Levy (CIL) Charging Schedule (adopted February 2015).

7 Planning Analysis

7.1 Impact on the character and appearance of the host dwelling and the locality including the heritage asset

- 7.1.1 Policy CP1 of the Core Strategy (adopted October 2011) seeks to promote buildings of a high enduring design quality that respect local distinctiveness and Policy CP12 of the Core Strategy relates to design and states that in seeking a high standard of design, the Council will expect development proposals to have regard to the local context and conserve or enhance the character, amenities and quality of an area. Policy DM3 requires development to preserve or enhance the character and appearance of the Conservation Area.
- 7.1.2 Policy BW DE1 sets out that new development in the Batchworth Neighbourhood Plan area shall be based upon a design-led approach to development underpinned by good practice principles and reflecting a thorough site appraisal. Respond positively to guidance and principles established in the Batchworth Neighbourhood Design Code, including but not limited to prevailing building heights, materials, development frontages, plot widths, boundary treatments and street enclosure. Proposals that depart from this will need fully justifying. This policy also sets out that new development in the plan area shall demonstrate how schemes respond to local character and, wherever possible, contribute towards improvements to character, as indicated in the Batchworth Neighbourhood Design Code
- 7.1.3 The Moor Park Conservation Area Appraisal (2006) provides supplementary planning guidance and is a material planning consideration in the assessment of applications within the Moor Park Conservation Area.
- 7.1.4 The application dwelling is a pre-1958 dwelling however it has been previously extended and partially demolished through historic planning permissions. The dwelling appears as a more modern addition to the Moor Park Conservation Area and in turn has a neutral contribution towards its character.
- 7.1.5 Appendix 2 of the DMP LDD outlines that single storey side extensions will be assessed on their own merits in relation to their proximity to the boundary. The single storey side extension is only set in 0.4m from the boundary. However, it is set back from the front elevation (over 9m from the front porch elevation and 4.4m from the recessed section) and does not extend as deep as the main dwelling. The visibility of the extension is also reduced by the existing gates which sit to the side of the dwelling (which are lawful). The extension in situ has a flat roof which is generally resisted in the Conservation Area however it serves a relatively modern property and its visibility is limited. Overall, the extension appears as a

subservient addition to the host dwelling. As such, given its scale and siting the extension preserves the character of the dwelling.

7.1.6 It is necessary to consider whether the proposals comply with the planning guidance for Moor Park as set out in the Conservation Area Appraisal (Oct 2006). Key aspects of the Moor Park guidance in relation to this application are the percentage of plot coverage in area, plot width coverage and distance to the boundaries. The Moor Park Conservation Area Appraisal sets the following guidance:

- Maximum building line width of 80% at the front building line
- Buildings should not cover more than 15% of the plot area.
- 1.5m being kept clear between flank walls and plot boundaries

7.1.7 As a result of the garage extension the dwelling occupies a plot width coverage of approximately 87.5% with a plot coverage of approximately 13.8%. Additionally, the extension is sited less than 1.5m from the boundary. In a previous appeal decision (No.90 Wolsey Road- APP/P1940/D/19/3232826) the Inspector noted that many properties are close to one or more boundaries, particularly at ground floor level with garages. Whilst this appeal decision relates to another property on another road, there are some similarities between the properties. Nevertheless, overall owing to its single storey flat roof nature and subordinate appearance, it is not considered that the development undermines the open character of the Conservation Area to a detrimental degree, which is the purpose of the guidance.

7.1.8 The proposed solar panels may be visible from some vantage points however would not be excessive in number nor would they extend significantly above the flat roof such that they would appear unduly prominent.

7.1.9 In summary, the development would preserve the character and appearance of the host dwelling and maintain its contribution to the Moor Park Conservation Area. As such it would not lead to less than substantial harm to the designated heritage asset. The development would therefore accord with Policies CP1 and CP12 of the Core Strategy, Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD), Policies BW CC1 and BW DE1 of the Batchworth Neighbourhood Plan 2023-2038 (Referendum Version January 2025). the Moor Park Conservation Area Appraisal (2006) and the NPPF (2024).

7.2 Impact on amenity of neighbours

7.2.1 Policy CP12 of the Core Strategy states that development should 'protect residential amenities by taking into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space'. Policy DM1 and Appendix 2 of the Development Management Policies document set out that development should not result in loss of light to the windows of neighbouring properties nor allow overlooking and should not be excessively prominent in relation to adjacent properties.

7.2.2 The development in situ is not readily visible to No.36a. Whilst it is only sited 0.4m from the boundary it only extends 2m beyond the rear of No.40 neighbour and as a modest overall height/roof form. Overall, it does not result in any unacceptable harm to this neighbour by reason of an overbearing impact or loss of light. The proposed solar panels would not project significantly above the flat roof and would be sited centrally. As such would not result in any harm to neighbouring amenity.

7.2.3 The development is therefore acceptable in this regard in accordance with Policies CP1 and CP12 of the Core Strategy and Policies DM1, DM9 and Appendix 2 of the Development Management Policies LDD.

7.3 Highways & Parking

- 7.3.1 Core Policy DM13 of the Development Management Policies LDD requires development to make provision for parking in accordance with the parking standards set out at Appendix 5 of the Development Management Policies LDD. The proposed development would not impact the parking provision of the site.
- 7.3.2 The single storey side extension provides a garage. It was observed on site that it comfortably accommodates a car. The comments of Moor Park 1958 Ltd are noted however there was a car parking in the garage and space in front (behind the gates) for another car.
- 7.4 Rear Garden Amenity Space
- 7.4.1 Policy CP12 of the Core Strategy states that development should take into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space.
- 7.4.2 The single storey side garage extension has not resulted in the creation of any additional bedroom or loss of useable amenity space.
- 7.5 Trees & Landscape
- 7.5.1 Policy DM6 of the Development Management Policies LDD sets out that development proposals should seek to retain trees and other landscape and nature conservation features, and that proposals should demonstrate that trees will be safeguarded and managed during and after development in accordance with the relevant British Standards. The proposed development would not involve the removal of any trees or lie in close proximity to trees.
- 7.5.2 The application site is located within the Moor Park Conservation Area and as such all trees are protected. The garage has been constructed on pre-existing hardsurfacing. The garage is also not adjacent to any significant trees that would have been adversely impacted by the development.
- 7.6 Biodiversity
- 7.6.1 Section 40 of the Natural Environment and Rural Communities Act 2006 requires Local Planning Authorities to have regard to the purpose of conserving biodiversity. This is further emphasised by regulation 3(4) of the Habitat Regulations 1994 which state that Councils must have regard to the strict protection for certain species required by the EC Habitats Directive. The Habitats Directive places a legal duty on all public bodies to have regard to the habitats directive when carrying out their functions.
- 7.6.2 Biodiversity protection and protected species are a material planning consideration during the application process of this application. This is in accordance with Policy CP9 of the Core strategy in addition to Policy DM6 of the Development Management Policies Local Development Document. Local Authorities, in line with National Planning Policy, are required to ensure that a protected species survey is completed for applications whereby biodiversity may be affected prior to the determination of the application.
- 7.6.3 A biodiversity checklist was submitted with the application this stated that no protected species or biodiversity factors will be affected as a result of the application. The Local Planning Authority is not aware of any protected species within the immediate area that would require further assessment.
- 7.7 Mandatory Biodiversity Net Gain
- 7.7.1 Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value. This is subject to exemptions as set out in The Biodiversity Gain Requirements (Exemptions) Regulations 2024.

- 7.7.2 In this case, the applicant has confirmed that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply because the application relates to householder development and the development is retrospective.

8 Recommendation

- 8.1 That Part Retrospective planning permission is GRANTED subject to the following conditions:

- C1 Those parts of the development which have not commenced shall be begun before the expiration of three years of the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

- C2 The solar panels shall not be installed other than in accordance with the positioning and details shown on plan SHT No.2 amended 27.04.2026.

Reason: For the avoidance of doubt, and in the proper interests of planning and to safeguard the character and appearance of the Moor Park Conservation Area in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM3, DM6, DM8 and DM13 and Appendices 2 and 5 of the Development Management Policies (adopted July 2013), Policy BW DE1 of The Batchworth Neighbourhood Plan 2023-2038 (Referendum Version January 2025), the Moor Park Conservation Area Appraisal (October 2006) and the NPPF (2024).

Informatives

- I1 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by formal application. Fees are £116 per request (or £34 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

There may be a requirement for the approved development to comply with the Building Regulations. Please contact Hertfordshire Building Control (HBC) on 01438 879990 or at buildingcontrol@hertfordshirebc.co.uk who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at www.hertfordshirebc.co.uk.

Community Infrastructure Levy (CIL) - Your development may be liable for CIL payments and you are advised to contact the CIL Officer for clarification with regard to this (cil@threeivers.gov.uk). If your development is CIL liable, even if you have been granted exemption from the levy, please be advised that before commencement of any works it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (As Amended) that CIL form 6 (Commencement Notice) must be completed, returned and acknowledged by Three Rivers District Council before building works start. Failure to do so will mean you lose the right to payment by instalments (where applicable), and a surcharge will be imposed. However, please note that a Commencement Notice is not required for residential extensions IF relief has been granted.

Following the grant of planning permission by the Local Planning Authority it is accepted that new issues may arise post determination, which require modification of the approved plans. Please note that regardless of the reason for these changes, where these modifications are fundamental or substantial, a new planning application will need to be

submitted. Where less substantial changes are proposed, the following options are available to applicants:

{\b (a)} Making a Non-Material Amendment

{\b (b)} Amending the conditions attached to the planning permission, including seeking to make minor material amendments (otherwise known as a section 73 application).

It is important that any modifications to a planning permission are formalised before works commence otherwise your planning permission may be unlawful and therefore could be subject to enforcement action. In addition, please be aware that changes to a development previously granted by the LPA may affect any previous Community Infrastructure Levy (CIL) owed or exemption granted by the Council. If you are in any doubt whether the new/amended development is now liable for CIL you are advised to contact the Community Infrastructure Levy Officer (01923 776611) for clarification. Information regarding CIL can be found on the Three Rivers website (<https://www.threerivers.gov.uk/services/planning/community-infrastructure-levy>).

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work. Further information on how to incorporate changes to reduce your energy and water use is available at: <https://www.threerivers.gov.uk/services/environment-climate-emergency/home-energy-efficiency-sustainable-living#Greening%20your%20home>

12 The applicant is reminded that the Control of Pollution Act 1974 stipulates that construction activity (where work is audible at the site boundary) should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.

13 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority suggested modifications to the development during the course of the application and the applicant and/or their agent submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.

(As an alternative to proceeding with caution, the applicant may wish to commission an ecological consultant before works start to determine whether or not bats are present).

14 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Three Rivers District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption or transitional arrangement is considered to apply.

Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Where the local planning authority considers that the permission falls within paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990, the permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun, and, if subject to phased development, before each phase of development may be begun.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

More information can be found in the Planning Practice Guidance online at <https://www.gov.uk/guidance/biodiversity-net-gain>.

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PLANNING COMMITTEE – Thursday 16 July 2026

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

Parish: Croxley Green Parish Council
Expiry of Statutory Period: 02.07.2026
(17.07.2026 Agreed Extension)

Ward: Dickinsons
Case Officer: Lilly Varnham

Recommendation: That PLANNING PERMISSION BE GRANTED.

Reason for consideration by the Committee: The application has been called in by Croxley Green Parish Council if officers are minded to approve to discuss the impact on the streetscene.

To view all documents forming part of this application please go to the following website:

[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 | 16A Copthorne Road Croxley Green Rickmansworth Hertfordshire WD3 4AE](#)

1 Relevant Planning History

- 1.1 W/1767/56/D17258 - Outline Application for 3 building plots – Refused.
- 1.2 W/353/57/D26195 - Outline Application for 3 dwellings – Permitted.
- 1.3 W/817/57/D36269 - Outline Application for 2 dwellings (In Detail 29/08/1957) – Permitted.
- 1.4 11/2498/FUL - Demolition of existing garage and erection of a two-storey side and rear extension and rear conservatory – Withdrawn.

2 Description of Application Site

- 2.1 The application site is located on Copthorne Road, Croxley Green. Copthorne Road is characterised by large two-storey detached dwellings on spacious plots, of varying architectural styles and designs, some of which appear to have been extended or altered.
- 2.2 The application dwelling is a two-storey detached dwelling with an existing single storey side projection built up to the shared boundary with No. 18a and a prominent two storey front gable projection. The dwelling is set back from the highway and is situated on a higher land level, with levels continuing to rise toward to the rear boundary from west to east.
- 2.3 To the front of the dwelling is an existing driveway and an area of soft landscaping occupied by a number of trees/vegetation. To the rear is an amenity garden predominantly laid as lawn, there is an area of existing hardstanding which steps up to the level of the lawn. There are two detached shed/outbuildings within the rear garden of the application site along the shared boundary with No.18a.

- 2.4 The neighbour to the north is No.18a, a two storey detached dwelling, which benefits from extensions to the side and rear at both ground and first floor level. This neighbouring dwelling is situated on a corner plot with Millthorne Close and has a deeper front and rear building line than the application dwelling and is angled towards the shared boundary.
- 2.5 The neighbour to the northeast is No. 1 Millthorne Close, also a two-storey detached dwelling which appears to benefit from a single storey rear projection. This neighbouring dwelling is sited towards the northeast boundary of the site with its rear elevation angled towards the rear boundary.
- 2.6 The neighbour to the southeast is No. 16 Copthorne Road, a detached two storey dwelling towards the southeast boundary of the site. This dwelling has been extended to the side/rear at both ground and first floor level. This dwelling is set back considerably within its plot relative to the application site.

3 Description of Proposed Development

- 3.1 This application seeks the demolition of an 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.
- 3.2 The existing garage to the side of the dwelling adjacent to No. 18a as well as the rear outbuilding are proposed to be demolished to facilitate the construction of part single, part two storey front, side and rear extensions. The extension would be set off the boundary with this neighbouring dwelling by approximately 1.5m at both the ground and first floor. The extension would have a total depth along this flank boundary of approximately 18.2m, projecting beyond the existing front building line by approximately 6.3m and beyond the rear building line by approximately 5m. At first floor the projection beyond the front elevation would reduce to a depth of approximately 4.9m.
- 3.3 The two-storey side/front extension would have a hipped roof set down from the main ridge line of the dwelling at a total ridge height of approximately 7.4m, sloping to an eaves of height of approximately 5.4m. Within the front elevation of this projection a gabled dormer hood is proposed which extends beyond the plane of the hipped roof by approximately 1.8m. This would be set down from the hipped roof of the two-storey front extension.
- 3.4 The single storey rear projection has a flat roof set at a total height of approximately 3m. The rooflights within the flat roof would take the total height to 3.2m. The part of the ground floor that projects beyond the first-floor front extension would have a wrap-around flat roof to the front of the dwelling serving a canopy, with a maximum height of approximately 3m.
- 3.5 A two-storey front extension is proposed where the dwelling's main entrance is, this would extend in line with the existing flank wall of the dwelling and would be minimally set back from the principal front gable. It would have a depth of approximately 1.7m and a width of approximately 2.7m. This extension has a gabled roof set down from the dwellings main ridge line at a total height of approximately 6.4m.
- 3.6 The proposal includes the removal of existing balconies from the first-floor rear elevation of the dwelling and their replacement with two Juliet balconies which would serve bedroom 1 and bedroom 2.
- 3.7 Fenestrations are proposed within the front, side and rear of the dwelling at both ground and first floor. This includes a double garage door within the ground floor flank elevation of the two-storey front/side extension, bifold doors in the flank elevation of the ground floor rear extension and glazing within the apex of the front gables. Changes are also proposed

to some existing fenestrations including the relocation of the dwelling's main entrance from the flank elevation to the front elevation.

- 3.8 Alterations are proposed to the rear including cutting into the existing land levels to facilitate the rear projection, as well as a new area of formal patio/retaining wall. The patio would have a set of steps in the middle which would appear to step up to the level of the lawn. Aside from the cutting into the existing level, the land levels would remain unchanged. Alterations to the driveway include removal of an area of hardstanding to facilitate the proposed extensions.
- 3.9 The proposal includes alterations to external materials with the elevations implying some areas would be brick, some render and some cladding. The submitted application form suggests that roof tiles would be an anthracite tile, and windows would be black UPVC or Aluminium. Internal alterations to the dwelling's layout are also proposed.
- 3.10 Amended plans were requested and received during the course of the application reducing the depth of the first-floor front/side extension such that the first-floor projection does not exceed the existing front building line of No. 18A Copthorne Road. A preliminary roost assessment was also requested and received during the course of the application.

4 Consultation

4.1 Statutory Consultation

4.1.1 National Grid – [No response received]

4.1.2 Croxley Green Parish Council - [Objection; Call-in request]

Croxley Green Parish Council Objects to this planning application, the application will negatively impact the street scene with its dominance and the unbalanced extension. In view of the planning officer's pre-application advice, CGPC requests the application be called in for decision by the TRDC planning committee if planning officers are minded to approve.

4.1.3 Hertfordshire Ecology – Application can be determined with informatives listed.

According to the PRA the likelihood of bats being found on the property is negligible, and subsequently no bat emergence surveys (BES) are required and I have no reason to dispute this conclusion. However, in the unlikely event that bats are found, given the proposal will involve demolition, I advise a precautionary approach to the works is taken and recommend the following Informative is added to any permission granted.

"If bats, or evidence for them, are discovered during the course of roof works, work must stop immediately and advice sought on how to proceed lawfully from an appropriately qualified and experienced Ecologist or Natural England to avoid an offence being committed."

I do not consider there to be any other ecological issues with this proposal.

4.2 Public/Neighbour Consultation

4.2.1 Number consulted: 6 No of responses received: 2 [2 Objections Received]

4.2.2 Site/Press Notice: [Not Required]

4.2.3 Summary of Responses:

- Proposal conflicts with Croxley Green Neighbourhood Plan (Character Area 1 and Policy CA2) and the Three Rivers Design Criteria (Appendix 4).

- Overly prominent, massing substantially greater than existing property.
- Overbearing to No. 18a Copthorne Road.
- Position of flank boundary is unacceptable.
- Proposal does not include provision for RPA or Tree Management Plan for substantial and valued magnolia tree whose trunk is on No. 18a but whose crown overhangs 16a and would likely be impacted by the development.
- On the North Side Elevation drawings, it proposes the first-floor projection as 5280mm. The existing 1st floor where most of this extension is proposing is currently recessed from the main existing front wall (I estimate by 1500mm) which could mean a 1st floor proposed extension of around 6800mm for 90% of the width.
- Loss of light to habitable windows (living room, dining area and home office/bedroom).
- Loss of light from side garden adjacent to 16a.
- Loss of visual outlook from extended roofline.
- Concerns over loss of magnolia tree and impact on the tree from the proposed development.
- Concerns over relocation of any sewage channel.

5 Reason for Delay

5.1 Committee cycle.

6 Relevant Planning Policy, Guidance and Legislation

6.1 Legislation

Planning applications are required to be determined in accordance with the statutory development plan unless material considerations indicate otherwise as set out within S38(6) Planning and Compulsory Purchase Act 2004 and S70 of Town and Country Planning Act 1990).

The Localism Act received Royal Assent on 15 November 2011. The Growth and Infrastructure Act achieved Royal Assent on 25 April 2013.

The Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010, the Natural Environment and Rural Communities Act 2006 and the Habitat Regulations 1994 may also be relevant.

The Environment Act 2021.

6.2 Planning Policy and Guidance

National Planning Policy Framework and National Planning Practice Guidance

In December 2024 the revised NPPF was published, to be read alongside the online National Planning Practice Guidance. The 2024 NPPF is clear that “existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework”.

The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits unless there is a clear reason for refusing the development (harm to a protected area).

The Three Rivers Local Development Plan

The application has been considered against the policies of the Local Plan, including the Core Strategy (adopted October 2011), the Development Management Policies Local Development Document (adopted July 2013) and the Site Allocations Local Development Document (adopted November 2014) as well as government guidance. The policies of Three Rivers District Council reflect the content of the NPPF.

The Core Strategy was adopted on 17 October 2011 having been through a full public participation process and Examination in Public. Relevant policies include Policies CP1, CP9, CP10, and CP12.

The Development Management Policies Local Development Document (DMLDD) was adopted on 26 July 2013 after the Inspector concluded that it was sound following Examination in Public which took place in March 2013. Relevant policies include DM1, DM6, DM13, Appendix 2 and Appendix 5.

The Croxley Green Neighbourhood Plan Referendum Version (adopted December 2018). Relevant policies include: CA2, CA3, Appendix B and C.

Other

The Community Infrastructure Levy (CIL) Charging Schedule (adopted February 2015).

7 Planning Analysis

7.1 Design and Impact on the Street Scene

- 7.1.1 Policy CP1 of the Core Strategy (adopted October 2011) seeks to promote buildings of a high enduring design quality that respect local distinctiveness. Policy CP12 of the Core Strategy states that development should 'have regard to the local context and conserve or enhance the character, amenities and quality of an area' and 'conserve and enhance natural and heritage assets'.
- 7.1.2 Policy DM1 and Appendix 2 of the Development Management Policies Local Development Document (adopted July 2013) set out that development should not lead to a gradual deterioration in the quality of the built environment, have a significant impact on the visual amenities of the area and that extensions should respect the existing character of the dwelling, particularly with regard to the roof form, positioning and style of windows and doors, and materials.
- 7.1.3 As set out in Appendix 2, new development should not be excessively prominent in relation to adjacent properties or general street scene and should not result in a loss of light to the windows of neighbouring properties nor allow for overlooking. The Design Criteria at Appendix 2 sets out that in order to prevent a terracing effect and maintain an appropriate spacing between properties in character with the locality two storey side extensions may be positioned on the flank boundary provided that the first-floor element is set in by a minimum of 1.2 metres. This distance must be increased in low density areas or where the extension would have an adverse effect on an adjoining property. In high density areas an absolute minimum of 1 metre will be considered. In the context of the application site, it is considered to be a low-density area where a spacing of 1.5m to the flank boundary would be sought at first floor level and above.
- 7.1.4 With regards to front extensions, the design criteria sets out that applications will be assessed on their individual merits but should not result in a loss of light to windows of a neighbouring property nor be excessively prominent in the streetscene. In relation to single storey rear extensions, generally the maximum depth should be 4m in the case of detached dwellings. This distance may be reduced if the extension would adversely affect adjoining properties or is unduly prominent. In relation to single storey side extensions the proximity to the flank boundary will be individually assessed.

- 7.1.5 Policy CA2 of the Croxley Green Neighbourhood Plan (Referendum version 2018) sets out that domestic extensions and conversions requiring planning consent should seek to conserve and enhance the Character Areas described in Appendix B through the careful control of massing, alignment and height. Extensions that have an overbearing or adverse visual effect on the Character Area in which it is located will be resisted and all proposals should take account of the guidelines in Appendix C. The application site is located within Character Area 1.
- 7.1.6 Policy CA3 of the Croxley Green Neighbourhood Plan (Referendum Version 2018) sets out the design of all new buildings and extensions in the following streets or areas should respect and be in harmony with the character and scale of the immediate environment:
- Copthorne Road and Copthorne Close, Millthorne Close, Chess Vale Rise and Uplands, leading from it (Character Area 1): mainly detached houses in a variety of styles in a landscaped setting.*
- 7.1.7 The proposed part single, part two storey front, side and rear extension would be readily visible from the streetscene on Copthorne Road by virtue of its projection to the side and front of the dwelling. With regards to the side extension, a gap of approximately 1.5m would be retained to the flank boundary with No. 18A at both ground and first floor level. Thus, the extension is considered to maintain an appropriate degree of spacing which would retain the spacious character of the area. The extension projects considerably beyond the principal front gable at both ground and first floor level and as a result would be a noticeable addition within the streetscene. Whilst it is acknowledged that the projection extends beyond the principal gable and may draw some visual attention away from this architectural feature, the design incorporates a reduced depth at the first-floor level and remains set down from the ridge which assists in breaking up the overall massing and reducing its visual prominence. Whilst the proposed extension would result in an increase in built form and visual prominence, the dwelling would remain considerably set back from the streetscene and would continue to benefit from a hipped roof, both of which would assist in reducing its visual prominence within the streetscene. In this context, the proposal would not appear overly dominant or intrusive within its surroundings, the reduced first floor depth would also not exceed the front building line of No. 18A which has an existing staggered relationship to the host dwelling. The retained setback position, together with the roof form, would help to assimilate the development into the established pattern and would mitigate the visual impact of the additional volume. On balance, the extension is therefore considered acceptable in terms of its relationship to the streetscene and would not result in demonstrable harm to the character or appearance of the host dwelling.
- 7.1.8 In addition, the large, glazed elements to the front elevation would be visually apparent particularly the full height glazing within the gable of the front hooded dormer and the existing front gable. Whilst the extent of glazing results in a contemporary appearance, there are other similar glazing features on other properties within the streetscene such that the additions in this case would not appear incongruous or unduly out of character with surrounding development. Taking these factors into account, it is considered that the part single, part two storey side/front extension would remain subordinate to the host dwelling and would not result in demonstrable harm to the character or appearance of the host dwelling or wider streetscene such to justify a refusal in this regard.
- 7.1.9 With regards to the single storey rear projection this would project beyond the rear wall of the dwelling by approximately 5m, which would fail to comply with the design criteria at Appendix 2 of the DMP LDD. While the proposed depth exceeds that which would be generally regarded as acceptable for a detached dwelling, it is acknowledged that the neighbouring property benefits from a rear extension. Furthermore, when considered in the context of the host dwelling, the generous plot in which it sits and the pattern of development within the immediate area, the extension is not considered to represent a disproportionate addition. The extension would have a flat roof set below the cill height of the first-floor rear windows, thereby reducing its visual prominence. In addition, it does not extend across the

full width of the rear elevation, allowing the original form of the host property to remain discernible to the rear. Whilst the extension projects beyond the side wall, it would, to some extent, replace existing built form created by the existing single storey side projection and outbuilding positioned along the boundary. Taking these factors into account, the extension is considered to remain subordinate to the host dwelling and would not result in demonstrable harm to the character or appearance of the host dwelling or wider streetscene.

- 7.1.10 The two-storey front extension which infills the area to the right of the existing front gable projection is considered to be of modest scale. It would not project beyond the front gable or existing flank wall of the host dwelling and whilst it would introduce a smaller front gable feature to the front elevation of the dwelling, when viewed in isolation this would remain set down from the ridge and appear subordinate to the main front gable projection. Thus, it is not considered that this element would increase the visual prominence of the host dwelling within the wider streetscene.
- 7.1.11 The removal of the existing balconies to the rear elevation and their replacement for Juliet balconies is considered to have a neutral impact on the character and appearance of the host dwelling. Whilst this element would alter the detailing of the rear elevation, the proposed changes would be limited in visual terms and would not materially affect the overall appearance, scale or form of the building. Accordingly, it is not considered that this element of the proposal would result in any harm to the character or appearance of the host dwelling or wider streetscene.
- 7.1.12 The relocation of the dwelling's principal entrance to the front elevation of the dwelling is not considered to be an uncommon alteration and would not appear out of character with the host dwelling or wider streetscene. The revised positioning would not detract from the overall appearance of the dwelling within the street. In addition to the glazing within the front elevation referenced above, the remaining fenestration alterations are considered to be sympathetic to the host dwelling in terms of their scale and proportions. As such, they would remain in keeping with the established character or appearance of the host dwelling and wider area.
- 7.1.13 The introduction of render and cladding would result in a noticeable alteration to the external appearance of the dwelling. however, the use of cladding to the existing front gable would assist in reinforcing this feature as the principal focal point of the front elevation, ensuring that it remains visually prominent within the overall composition of the building. Whilst the proposal would introduce materials that are not currently present, it is noted that there is a varied palette of materials within the surrounding streetscene. In this context, the proposed materials would not appear incongruous. The use of contrasting materials is considered to assist in breaking up the perceived bulk and massing of the extended dwelling, providing visual interest. As a result, it is not considered that the alterations to external materials would result in demonstrable harm to the character or appearance of the host dwelling or wider area. However, in the event permission were to be granted, details of the proposed materials would be secured by way of condition.
- 7.1.14 The alterations to the patio would not be visible from the streetscene, the patio would remain at the ground level with a more formalised arrangement leading to the higher land level. Thus, it is not considered that this element of the proposal would result in any harm to the character or appearance of the dwelling or wider streetscene. Similarly, the alterations to the site frontage would include a removal of a portion of the hard landscaping, the access would otherwise remain unchanged. A large portion of soft landscaping remains and would visually soften the overall appearance of the site from the streetscene such that the alterations to the frontage are not considered to result in any harm to character or appearance.

- 7.1.15 In summary, the proposed development would not result in any adverse harm to the character or appearance of the streetscene or area. The development would be acceptable in accordance with Policies CP1 and CP12 of the Core Strategy (2011), Policy DM1 and Appendix 2 of the Development Management Policies LDD (2013) and Policies CA2, CA3, Appendix B and C of the Croxley Green Neighbourhood Plan (Referendum Version 2018).
- 7.2 Impact on amenity of neighbours
- 7.2.1 Policy CP12 of the Core Strategy states that development should ‘protect residential amenities by taking into account the need for adequate levels of disposition of privacy, prospect, amenity and garden space’.
- 7.2.2 Policy DM1 and Appendix 2 of the Development Management Policies document set out that development should not result in the loss of light to the windows of neighbouring properties nor allow overlooking, and should not be excessively prominent in relation to adjacent properties.
- 7.2.3 Two storey rear extensions should not intrude into a 45-degree splay line drawn across the rear garden from a point on the joint boundary, level with the rear wall of the adjacent property. This principle is dependent on the spacing and relative positions of the dwellings and consideration will also be given to the juxtaposition of properties, land levels and the position of windows and extensions on neighbouring properties.
- 7.2.4 The proposed part single, part two storey front, side and rear extension would be sited closest to the boundary with No. 18A Copthorne Road. This neighbour has been extended to the side and rear at both ground and first floor level and currently has a deeper front and rear building line than the host dwelling. The proposed extension to the side of the dwelling would in part replace the existing single storey-built form presently set up to the shared boundary with this neighbour, although it is noted that the current built form is at ground level only. The proposal would retain approximately 1.5m to the flank boundary with the neighbour at both ground and first floor level, in terms of the relationship with the shared boundary with No. 18A, it is considered that an appropriate degree of spacing would be retained between the flank wall of the proposed extension and the shared boundary.
- 7.2.5 While it is acknowledged that the proposal would introduce additional bulk and massing, particularly through the forward and rearward projections and the first-floor element, the extension would remain set down from the main ridge line and incorporate a hipped roof form. These design features are considered to assist in reducing the perceivable bulk and massing, thereby improving its acceptability in relation to neighbouring amenity.
- 7.2.6 The principal two storey element would not project beyond either the existing rear building line of the host dwelling or the extended rear building line of the neighbouring dwelling at No. 18A. To the front, whilst the ground floor extension would extend beyond the neighbour’s front building line, the first-floor projection would not extend beyond that line as amended. Having regard to the set down ridge and hipped roof design, it is not considered that the proposal would result in an overbearing impact on the amenities of the adjacent occupier.
- 7.2.7 Assessment against the Council’s 45-degree guideline demonstrates that, when measured from a point on the shared boundary level with the front building line of No. 18A, there would be no intrusion of the 45-degree line. To the rear, when assessed from the original rear elevation of the neighbouring dwelling, there would be a very limited intrusion of the guideline. However, the proposed extension would not extend beyond the existing rear building line of the neighbouring property, and Appendix 2 of the Council’s design guidance allows regard to be had to existing extensions. When assessed from the neighbour’s extended rear building line, there would be no intrusion of the 45 degree line from the first-floor side extension.

- 7.2.8 It is acknowledged that the neighbouring dwelling is sited north of the application site, and therefore some reduction in daylight may occur. It is also recognised that there is an existing first floor window within the flank elevation of No. 18A. Representations have been received during the course of the application from the occupiers of this neighbouring dwelling who have advised this window serves an existing office/bedroom and that its outlook would be affected by the development. It is noted that the visual outlook would change from this window as a result of the proposed development, however, it is not considered that the resulting change would be harmful such to justify a refusal in this regard. The overall ridge height of the dwelling would remain unchanged, the extension would be set down from the ridge, and the separation to the shared boundary exceeds the Council's minimum design requirements in terms of its spacing. Consequently, it is not considered that the proposal would result in an unacceptable sense of enclosure or harmful loss of light such to justify a refusal in this regard.
- 7.2.9 First floor flank windows are proposed as part of the development; in order to safeguard the amenity of the adjacent occupiers of No. 18A, a condition would be added to ensure these windows are fitted with obscured glazing and maintained as such thereafter.
- 7.2.10 With regards to the single storey rear projection, whilst No.18a benefits from a single storey rear projection the depth of the proposed extension would exceed the depth generally considered acceptable as set out within the Design Criteria at Appendix 2. This would project beyond this neighbour's rear projection by approximately 3.3m. The single storey element would remain set off the shared boundary, while its depth exceeds that which is generally considered acceptable, it is acknowledged that the neighbour benefits from an existing single storey rear projection. On balance, having regard to the single storey nature of this element and its flat roof design, it is not considered that this would result in an overbearing form of development or harmful loss of outlook for the occupiers of No. 18A.
- 7.2.11 The two-storey front infill extension would be set off both flank boundaries, owing to its modest scale and set down from the ridge it is not considered that this would result in demonstrable harm to the residential amenities of the occupiers of any neighbouring dwelling.
- 7.2.12 In relation to No 1 Millthorne Close and No. 16 Copthorne Road, the proposed extensions would be set a considerable distance from the flank/rear elevations of these neighbouring dwellings. The additional bulk and massing would be visually perceived however it is not considered that it would result in demonstrable harm to the residential amenities of the occupiers of these dwellings owing to the spacing retained.
- 7.2.13 The removal of the rear balconies and their replacement with windows in the first-floor rear elevation would have outlook towards No. 16 Copthorne Road and No. 1 Millthorne Close, however given that these would replace existing fenestrations it is not considered that they would increase overlooking of any neighbour beyond that of the current situation.
- 7.2.14 Fenestrations are proposed within the front, side and rear elevations of the resultant dwelling. Whilst additional fenestrations are proposed within the front and rear at both ground and first floor level these would predominantly have an outlook over the application site frontage and rear amenity space. It is acknowledged that the first floor rear fenestration in particular would have an outlook over No. 18a and No. 1 Millthorne Close, however it is not considered that it would give rise to unacceptable or harmful overlooking beyond that of the existing first floor fenestrations. Windows are proposed within the side elevation facing the boundary with No. 18a at both ground and first floor level, owing to boundary treatments the ground floor fenestrations are considered unlikely to facilitate unacceptable overlooking. However, as above in the event permission were to be granted the windows within the first floor would be conditioned to be obscurely glazed and non-openable 1.7m above the finished floor level of the room they serve to limit unacceptable overlooking of neighbouring dwellings.

- 7.2.15 It is noted that levels rise to the rear of the site, the proposed rear patio would appear to cut into existing land levels and remain at the ground level. The submitted Section drawings detail that the patio would remain at ground level, thus it is not considered that the patio would increase overlooking of any neighbouring dwelling.
- 7.2.16 In summary, subject to conditions the proposed development would not result in any adverse impact on any neighbouring dwelling and the development would be acceptable in accordance with Policies CP1 and CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the Development Management Policies LDD.
- 7.3 Wildlife and Biodiversity
- 7.3.1 Section 40 of the Natural Environment and Rural Communities Act 2006 requires Local Planning Authorities to have regard to the purpose of conserving biodiversity. This is further emphasised by regulation 3(4) of the Habitat Regulations 1994 which state that Councils must have regard to the strict protection for certain species required by the EC Habitats Directive. The Habitats Directive places a legal duty on all public bodies to have regard to the habitats directive when carrying out their functions.
- 7.3.2 The protection of biodiversity and protected species is a material planning consideration in the assessment of this application in accordance with Policy CP9 of the Core Strategy and Policy DM6 of the Development Management Policies LDD. National Planning Policy requires Local Authorities to ensure that a protected species survey is undertaken for applications where biodiversity may be affected prior to the determination of a planning application.
- 7.3.3 The application is accompanied by a biodiversity checklist which states that no protected species or biodiversity interests will be affected as a result of the application. However, given the scale of the works at roof level and the dwelling's location relative to Copthorne Wood officers requested the submission of a Preliminary Roost Assessment. A PRA has been submitted produced by Arbtech dated 17 June 2026. The report concludes that the site is assessed as providing negligible habitat value for roosting bats. As a result, no impacts are foreseen on roosting bats. Precautionary working methods are recommended to minimise construction impacts on amphibians, bats and wild mammals. The report recommends the inclusion of two integrated bat boxes to be installed in the new extension of B1. In the event permission were to be granted, a condition would be attached to secure the recommendations and precautionary working methods set out within the submitted PRA.
- 7.3.4 Herts Ecology were consulted on the application; and have advised that the application can be determined with informatives listed. Thus, the LPA are satisfied that the development would not give rise to demonstrable harm to wildlife and biodiversity subject to the condition securing the recommendations and precautionary working methods submitted within the documentation accompanying this application.
- 7.4 Mandatory Biodiversity Net Gain
- 7.4.1 Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value. This is subject to exemptions, and an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015).
- 7.4.2 The applicant has confirmed that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply because the application relates to householder development.

7.5 Trees and Landscaping

- 7.5.1 Policy DM6 of the DMP LDD sets out that development proposals should seek to retain trees and other landscape and nature conservation features, and that proposals should demonstrate that trees will be safeguarded and managed during and after development in accordance with the relevant British Standards.
- 7.5.2 The application site is not located within a Conservation Area, there are however a number of trees within the site frontage, and along the boundaries of the site to the rear. One of the trees within the rear garden on the boundary with No. 18a Copthorne Road, No. 1 Millthorne Close and the application site is protected by an existing Tree Preservation Order, T51 [Locust] – TPO035. This tree is sited towards the rear boundary of the site, away from the area of proposed works and thus on balance based on the separation retained to the boundary officers do not consider that this tree would be affected as a result of the proposed development, thus submission of an Arboricultural Impact Assessment or Tree Protection Plan are not considered proportionate to the development proposed or siting of the tree.
- 7.5.3 Comments from the neighbours are noted regarding the Magnolia Tree within the neighbouring site which overhangs the application site in the area of the proposed development. This tree is not protected by an existing Tree Preservation Order; therefore, the Local Planning Authority have no control over its removal. The submitted application form has declared that no trees or hedges will be removed or pruned to facilitate the proposed development. However, the applicant has since clarified that the Magnolia Tree would require pruning regardless of any building works proposed. Given that the tree is not protected, the LPA considers that this would be a civil matter. However, the trees within the frontage given their maturity and siting are considered to be of high public amenity value, therefore to ensure their retention and protection during construction works a condition will be attached requiring the submission of a Tree Protection Plan prior to commencement of development. Subject to this condition, the proposal is therefore considered to be acceptable in this regard.

7.6 Rear amenity

- 7.6.1 Policy CP12 of the Core Strategy states that development should take into account the need for adequate levels and disposition of amenity and garden space. Section 3 (Amenity Space) of Appendix 2 of the Development Management Policies document provides indicative levels of amenity/garden space provision.
- 7.6.2 The dwelling has three bedrooms as existing; the proposal would increase the number of bedrooms within the dwelling by one resulting in a four-bedroom dwelling. Appendix 2 of the DMP LDD sets out that four-bedroom dwellings require 105sqm of rear amenity space. The application site would retain amenity space in excess of 500sqm which would comply with the above requirement. The proposal is therefore considered acceptable in this regard.

7.7 Highways, Access and Parking

- 7.7.1 Core Strategy Policy CP10 (adopted October 2011) requires development to make adequate provision for all users, including car parking. Policy DM13 in the Development Management Policies document (adopted July 2013) states that development should make provision for parking in accordance with the Parking Standards set out within Appendix 5.
- 7.7.2 The proposal would increase the number of bedrooms within the dwelling by one, resulting in a four-bedroom dwelling. Appendix 5 of the DMP LDD sets out that four or more-bedroom dwellings require 3 assigned spaces within the dwelling's curtilage. The application site would retain sufficient space within the frontage to accommodate three vehicles, notwithstanding the double garage proposed. It is noted that parking would likely be in a tandem fashion given the nature of the existing access and hardstanding, however, this is

not uncommon in a residential setting and is not considered to result in demonstrable harm to highway safety. The proposal is therefore considered acceptable in this regard.

8 Recommendation

8.1 That **PLANNING PERMISSION BE GRANTED** subject to the following conditions:

- C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

- C2 The development hereby permitted shall be carried out in accordance with the following approved plans: P-01 A, P-02 A, P-03 A, P-04 A, P-05 A, P-06 A, P-07 A, P-09 A, P-10 A, TRDC01 (Location Plan)

Reason: For the avoidance of doubt, and in the proper interests of planning in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM6, DM13, Appendices 2 and 5 of the Development Management Policies (adopted July 2013) and Policies CA2, CA3 and Appendix B and C of the Croxley Green Neighbourhood Plan Referendum Version (adopted December 2018).

- C3 No operations (including tree felling, pruning, demolition works, soil moving, temporary access construction, or any other operation involving the use of motorised vehicles or construction machinery) whatsoever shall commence on site in connection with the development hereby approved until the branch structure and trunks of all trees shown to be retained within the site frontage and all other trees not indicated as to be removed and their root systems have been protected from any damage during site works, in accordance with a scheme designed in accordance with BS5837:2012, to be submitted to and approved in writing by the Local Planning Authority.

The protective measures, including fencing, shall be undertaken in full accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of development, and shall be maintained as approved until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made. No fires shall be lit or liquids disposed of within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

Reason: This condition is a pre commencement condition to ensure that no development takes place until appropriate measures are taken to prevent damage being caused to trees during construction and to meet the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- C4 Prior to any construction works above ground floor slab, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Reason: To prevent the building being constructed in inappropriate materials in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C5 Before the first occupation of the building/extension hereby permitted the window(s) in the first-floor side elevation facing No. 18A Copthorne Road; shall be fitted with purpose made obscured glazing and shall be top level opening only at 1.7m above the floor level of the room in which the window is installed. The window(s) shall be permanently retained in that condition thereafter.

Reason: To safeguard the amenities of the occupiers of neighbouring residential properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other revoking and re-enacting that order with or without modification), no windows/dormer windows or similar openings [other than those expressly authorised by this permission] shall be constructed in the first floor side elevations or roof slopes of the extension/development hereby approved.

Reason: To safeguard the residential amenities of neighbouring properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C6 Within one month of the occupation of the development hereby approved the proposed Ecological Enhancements including the installation of two integrated bat boxes in the new extension of B1 shall be implemented in accordance with the detail in the submitted Preliminary Ecological Appraisal report produced by Arbtech Consulting Ltd dated 17 June 2026 and shall be maintained in such condition thereafter.

Reason: To maintain wildlife habitat and to meet the requirements of Policies CP1, CP9 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- C7 The flat roof of the single storey rear projection hereby permitted, shall not be used as a raised terrace/balcony for amenity purposes at any time and shall only be accessed for maintenance purposes.

Reason: To safeguard the residential amenities of neighbouring properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

8.2 Informatives

- 11 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by formal application which includes a fee.

There may be a requirement for the approved development to comply with the Building Regulations. Please contact Hertfordshire Building Control (HBC) on 01438 879990 or at buildingcontrol@hertfordshirebc.co.uk who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at www.hertfordshirebc.co.uk.

Community Infrastructure Levy (CIL) - Your development may be liable for CIL payments and you are advised to contact the CIL Officer for clarification with regard to this (cil@threeivers.gov.uk). If your development is CIL liable, even if you have been granted exemption from the levy, please be advised that before commencement of any works It is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (As Amended) that CIL form 6 (Commencement Notice) must be completed, returned and acknowledged by Three Rivers District Council before building works start. Failure to do so will mean you lose the right to payment by instalments (where applicable), and a surcharge will be imposed. However, please note that a Commencement Notice is not required for residential extensions IF relief has been granted.

Following the grant of planning permission by the Local Planning Authority it is accepted that new issues may arise post determination, which require modification of the approved plans. Please note that regardless of the reason for these changes, where these modifications are fundamental or substantial, a new planning application will need to be submitted. Where less substantial changes are proposed, the following options are available to applicants:

{\b (a)} Making a Non-Material Amendment

{\b (b)} Amending the conditions attached to the planning permission, including seeking to make minor material amendments (otherwise known as a section 73 application).

It is important that any modifications to a planning permission are formalised before works commence otherwise your planning permission may be unlawful and therefore could be subject to enforcement action. In addition, please be aware that changes to a development previously granted by the LPA may affect any previous Community Infrastructure Levy (CIL) owed or exemption granted by the Council. If you are in any doubt whether the new/amended development is now liable for CIL you are advised to contact the Community Infrastructure Levy Officer (01923 776611) for clarification. Information regarding CIL can be found on the Three Rivers website (<https://www.threerivers.gov.uk/services/planning/community-infrastructure-levy>).

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work. Further information on how to incorporate changes to reduce your energy and water use is available at: <https://www.threerivers.gov.uk/services/environment-climate-emergency/home-energy-efficiency-sustainable-living#Greening%20your%20home>

- 12 The applicant is reminded that the Control of Pollution Act 1974 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.
- 13 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority suggested modifications to the development during the course of the application and the applicant and/or their agent submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.
- 14 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:
 - a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Three Rivers District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption or transitional arrangement is considered to apply.

Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Where the local planning authority considers that the permission falls within paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990, the permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun, and, if subject to phased development, before each phase of development may be begun.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

More information can be found in the Planning Practice Guidance online at <https://www.gov.uk/guidance/biodiversity-net-gain>.

- 15 Bats are protected under domestic and European legislation where, in summary, it is an offence to deliberately capture, injure or kill a bat, intentionally or recklessly disturb a bat in a roost or deliberately disturb a bat in a way that would impair its ability to survive, breed or rear young, hibernate or migrate, or significantly affect its local distribution or abundance; damage or destroy a bat roost; possess or advertise/sell/exchange a bat; and intentionally or recklessly obstruct access to a bat roost.

If bats are found all works must stop immediately and advice sought as to how to proceed from either of the following organisations:

The UK Bat Helpline: 0845 1300 228

Natural England: 0300 060 3900

Herts & Middlesex Bat Group: www.hmbg.org.uk

or an appropriately qualified and experienced ecologist.

(As an alternative to proceeding with caution, the applicant may wish to commission an

ecological consultant before works start to determine whether or not bats are present).

- 16 The applicant is advised that the requirements of the Party Wall Act 1996 may need to be satisfied before development commences.



Figure 1: Rear Elevation



Figure 2: View of No. 18A



Figure 3: Rear of Application Site Facing 18a Copthorne Road



Figure 4: Rear Boundary of Application Site Facing No. 1 Millthorne Close



Figure 5: Rear Elevation



Figure 6: View towards 18A



Figure 7: Front Elevation



Figure 8: Site Frontage View Towards 18A



Figure 9: Front Elevation



Figure 10: Front Elevation Street View

PLANNING COMMITTEE – Thursday 16 July 2026

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

Parish: Abbots Langley Parish Council
Expiry of Statutory Period: 29.06.2026

Ward: Abbots Langley And Bedmond
Case Officer: Danielle Kavanagh

Development Type: Minor development.

Recommendation: That planning permission be REFUSED.

Reason for consideration by the Committee: The agent for the application is a District Councillor.

To view all documents forming part of this application, please go to the following website:
[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](#)

1 Relevant Planning and Enforcement History

1.1 No relevant planning history.

2 Description of Application Site

2.1 The application site is located on the eastern side of Marlin Square, Abbots Langley.

2.2 The site contains a two-storey, semi detached dwelling with a pebble dash exterior and a gabled roof form finished in grey slate. The host dwelling has a single storey front projection which houses a front bay window and a porch. This front projection is mirrored on the attached neighbour. To the rear of the dwelling is an existing two storey rear projection and a single storey rear extension, which does not extend across the full width of the host dwelling. A patio extends to the side and rear of the existing dwelling along with a garden area laid to lawn, enclosed by close boarded fencing and hedging. The host dwelling has a shared pedestrian access to the southern flank. Land levels fall from the front to the rear of the site.

2.3 The host dwelling does not have any assigned on-site parking.

2.4 The attached semi-detached neighbour sited to the north of the host dwelling is No. 40 Marlin Square. This dwelling has been extended at the rear to a similar depth as the existing single storey rear extension at the host dwelling. The boundary between the dwellings is marked by a high evergreen type hedge, and fencing towards the rear of the site.

2.5 The neighbour to the south of the host dwelling No. 46 Marlin Square, is a semi detached dwelling. This neighbour is separated from the host dwelling by a shared accessway which is approximately 2m wide. This neighbouring dwelling is set on a similar building line to the host dwelling, and has been extended to the rear.

3 Description of Proposed Development

3.1 This application seeks planning permission for the removal of a single-storey front extension and construction of a single-storey side/rear extension, removal of chimneys, alteration to

fenestration, including relocation of the entrance door, and external materials, including render.

- 3.2 The existing original front projection, which serves a bay window and has been infilled to provide an enclosed porch forward of the front door, would be demolished. The front door would then be replaced with a window, with the remaining opening infilled with a replacement wall, flush with the front elevation of the host dwelling.
- 3.3 The existing single-storey rear extension would also be demolished. The proposed single-storey side/rear extension would wrap around the existing two-storey rear projection and extend approximately 1.1m to the side of the existing flank building line, extending to the full 5m width of the site, up to the neighbouring boundaries. The extension would have a stepped depth, 11.3m deep when measured from the existing two-storey rear projection, and 15.3m deep when measured from the southern flank. The roof form would be hipped and surrounded by a parapet wall, with a maximum height of 3.2m, reducing to 2.6m at the parapet. 10 roof lights are proposed for the roof slopes of the proposed extension. A set of bifold doors is proposed for the rear of the extension. The external finish of the side and rear extension is proposed to be smooth render.
- 3.4 The principal entrance to the host dwelling would be relocated from the front of the dwelling to the front of the side/rear extension.
- 3.5 A patio is proposed to the rear of the extension, which would measure 3.1m deep.
- 3.6 Two chimneys are proposed to be removed as part of the proposal.

4 Statutory Consultation

- 4.1 National Grid: [No response received]

Abbots Langley Parish Council: [Comment received]

Members acknowledge neighbours' concerns over perceived overbearing nature of the extension size. Members have no further comment.

4.2 Public/Neighbour Consultation

- 4.3 **Site notice displayed:** 01.05.2026, expires 23.05.2026

- 4.4 **Press notice published:** Not Required

- 4.5 Neighbours consulted: 6

- 4.6 Responses received: 1 [1 objection]

Summary of objection:

- The scale and proximity of the extension is considered to create a dominant, enclosing, and visually oppressive effect on neighbouring gardens and rear-facing rooms.
- Due to the fall in garden levels, the extension may appear closer to 4m in height from neighbouring properties, intensifying its overbearing presence.
- The depth and positioning of the extension raise concerns about reduced daylight and sunlight to neighbouring gardens and habitable rooms.
- The proposal is viewed as disproportionate relative to surrounding properties, exceeding typical neighbouring extension depths

- The cumulative effect is described as creating an enclosed, overdeveloped, and visually intrusive environment for neighbouring residents.
- The claim that no vegetation would be affected is disputed; the extension would require the removal or significant reduction of boundary hedging that currently provides privacy and screening.

5 Reason for Delay

5.1 The committee cycle.

6 Relevant Planning Policy, Guidance and Legislation

6.1 Legislation

6.2 Planning applications are required to be determined in accordance with the statutory development plan unless material considerations indicate otherwise as set out within S38 (6) Planning and Compulsory Purchase Act 2004 and S70 of Town and Country Planning Act 1990).

6.3 The Localism Act received Royal Assent on 15 November 2011. The Growth and Infrastructure Act achieved Royal Assent on 25 April 2013.

6.4 The Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010, the Natural Environment and Rural Communities Act 2006 and the Habitat Regulations 1994 may also be relevant.

6.5 The Environment Act 2021.

6.6 National Planning Policy Framework and National Planning Practice Guidance

In 2024 the new National Planning Policy Framework was published. This is read alongside the National Planning Practice Guidance (NPPG). The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another. The NPPF is clear that “existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework”.

The NPPF states that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

6.7 The Three Rivers Local Plan

The application has been considered against the policies of the Local Plan, including the Core Strategy (adopted October 2011), the Development Management Policies Local Development Document (adopted July 2013) and the Site Allocations Local Development Document (adopted November 2014) as well as government guidance. The policies of Three Rivers District Council reflect the content of the NPPF.

The Core Strategy was adopted on 17 October 2011 having been through a full public participation process and Examination in Public. Relevant policies include Policies CP1, CP9, CP10 and CP12.

The Development Management Policies Local Development Document (DMLDD) was adopted on 26 July 2013 after the Inspector concluded that it was sound following Examination in Public which took place in March 2013. Relevant policies include DM1, DM6, DM13 and Appendices 2 and 5.

Abbots Langley Neighbourhood Plan (Referendum Version Plan March 2026). Relevant policies include AL3 and AL4.

7 Planning Analysis

7.1 Impact on the character and appearance of the host building and streetscene

- 7.2 Policy CP1 of the Core Strategy (adopted October 2011) seeks to promote buildings of a high enduring design quality that respect local distinctiveness. Policy CP12 of the Core Strategy states that development should 'have regard to the local context and conserve or enhance the character, amenities and quality of an area'.
- 7.3 Policy DM1 and Appendix 2 of the Development Management Policies Local Development Document (adopted July 2013) set out that development should not lead to a gradual deterioration in the quality of the built environment, have a significant impact on the visual amenities of the area and that extensions should respect the existing character of the dwelling, particularly with regard to the roof form, positioning and style of windows and doors, and materials.
- 7.4 As set out Appendix 2, new development should not be excessively prominent in relation to adjacent properties or general street scene and should not result in a loss of light to the windows of neighbouring properties nor allow for overlooking.
- 7.5 Policy AL3 of the Abbots Langley Neighbourhood Plan (March 2026) states that all new development should reflect the character of the Character Area in which they are located. Policy AL4 further states that development proposals should demonstrate a high quality of design, which responds and integrates well with its surroundings, and meets the changing needs of the population of the neighbourhood area.
- 7.6 The removal of the front bay projection is considered to result in an unbalanced appearance when compared to the attached neighbour. While there is no objection to the relocation of the principal entrance door to the proposed side/rear extension, it is considered that the front projection with mono-pitched roof is a characterful feature of the house and the pair of semi detached dwellings. Whilst acknowledging that the bay has been infilled, the front projection still positively contributes to the dwelling, pair of dwellings and the streetscene. As such, its loss would dilute the character of the houses and wider streetscene, contrary to the above local planning policies.
- 7.7 Appendix 2 of the DMP LDD sets out that with regard to single storey rear extensions, generally the maximum depth should be 3.6m in the case of semi-detached dwellings. The proposed rear extension would have a maximum depth of 15.3m, reducing to 11.1m from the original rear elevation of the dwelling, which exceeds the guidelines set out within Appendix 2 of the DMP LDD. In addition, a 3.1m patio is proposed to be set up to the rear of the proposed extension. The proposed rear extension would exceed the guidance by a significant margin. Furthermore, the proposed single storey side / rear extension with rooflights is considered to be disproportionate in scale to the host dwelling, resulting in an extension which would not be respectful to the scale of the dwelling, thus detracting from its character, of which would be evidently visible from both neighbours as the extension would extend across the whole plot width. The 10 proposed roof lights on the extension's roof slopes are considered out of character with the host dwelling, and the number required is indicative of the excessive depth of the rear extension.

- 7.8 The two chimneys on the host dwelling's roof are proposed to be removed. It is considered that the chimneys contribute positively to the character and appearance of the dwelling and streetscene. However, it is accepted that the removal of these chimneys could likely be carried out under permitted development, and as such, there is no objection to their removal, recognising that other chimneys have been removed within the vicinity. Nevertheless, it would be officers' preference that the chimneys are looked at being retained in any future scheme.
- 7.9 In summary, the removal of the front projection and the proposed single storey side/rear extension would have a harmful impact on the character of the dwelling (including eroding the group value of the pair of semi detached dwellings) and area, contrary to Policies CP1 and CP12 of the Core Strategy (2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (2013), and Policies AL3 and AL4 of the Abbots Langley Neighbourhood Plan (Referendum Version Plan March 2026).
- 7.10 Impact on amenity of neighbours
- 7.11 Policy CP12 of the Core Strategy states that development should 'protect residential amenities by taking into account the need for adequate levels of disposition of privacy, prospect, amenity and garden space'.
- 7.12 Policy DM1 and Appendix 2 of the Development Management Policies document set out that development should not result in the loss of light to the windows of neighbouring properties nor allow overlooking, and should not be excessively prominent in relation to adjacent properties.
- 7.13 As set out above, the proposed single storey side / rear extension would have a maximum depth of 15.3m, reducing to 11.1m from the original rear projection of the dwelling, which exceeds the guideline of 3.6m depth for semi-detached dwellings, set out within Appendix 2 of the DMP LDD. The proposed rear extension would extend past the extended rear elevation of the attached neighbour No. 40 by approximately 8.5m. This depth of the extension past the rear building line of No. 40 is considered to result in an excessively overbearing and un-neighbourly form of development, which would have a harmful impact on neighbouring amenity. Additionally, when considering the orientation of the sun, the sheer depth of the extension would have a harmful impact on the level of resultant light received including overshadowing the garden, thus adversely affecting the residential amenity of the occupants of No. 40. The existing hedge which marks the boundary line between the host dwelling and this neighbour would be removed to facilitate the proposed extension. It is noted that the existing hedge is tall, and that it is likely that the hedge is having some impact on the light of this neighbour, as the sun moves around the site during the day. However, it must be noted that the hedge could be trimmed or removed and replaced with a different type of boundary treatment. Therefore, the existing situation is not comparable to an 8.5m deep 2.8m high wall set up to the shared boundary, which would visually have a greater impact.
- 7.14 The proposed rear extension would extend past the single-storey rear extension of No. 46 by approximately 11.4m, and it would be set up to the shared boundary with this neighbour. This neighbour is set off the shared boundary by approximately 1m. The proposed rear extension would bring the built form closer to this neighbour; the existing rear projection and extension at the host dwelling are set off the shared boundary by approximately 2m. The proposed extension would be set up to the shared boundary for a total depth of 15.3m, which is considered to result in an overbearing, overly deep form of development adjacent to the shared boundary. It is noted that as No. 46 is sited to the south of the host dwelling, the proposal is unlikely to have an impact on the light as experienced by the occupants of the neighbouring dwelling. Notwithstanding this the extension is not considered to be an acceptable form of development with regard to its impact on amenity of the neighbouring dwelling, No. 46, through its excess depth which would create an un-neighbourly and prominent form of development.

- 7.15 In terms of overlooking the proposed bi-fold doors in the rear elevation of the host dwelling are not considered to result in any additional overlooking of neighbours, as the doors would overlook the dwelling's own rear amenity space. It is not considered that the proposed 10 roof lights in the rear extension would result in any overlooking of neighbours due to their position high in the roof slope. These elements of the proposal are acceptable with regard to their potential for overlooking of neighbouring properties.
- 7.16 A 3m deep patio is proposed to the rear of the single-storey rear extension. The land levels fall from the front to rear across the site. As the patio is not shown on the side elevation drawings, its height is unknown, and therefore, the impact of a potential 3m deep raised patio on neighbouring and overlooking properties cannot be fully assessed.
- 7.17 The proposed demolition of the single-storey front projection is not considered to have a harmful impact on the light or amenity, or result in any additional overlooking of either neighbouring dwelling and is acceptable in this regard.
- 7.18 In summary, the proposed development would result in an adverse impact on the neighbouring dwellings, and the development would not be in accordance with Policies CP1 and CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the Development Management Policies LDD.
- 7.19 Highways and parking provision
- 7.20 Core Strategy Policy CP10 (adopted October 2011) requires development to make adequate provision for all users, including car parking. Policy DM13 in the Development Management Policies document (adopted July 2013) states that development should make provision for parking in accordance with the Parking Standards set out within Appendix 5.
- 7.21 The proposed extension would not result in any additional bedrooms. It is noted that there is no assigned parking at the application site. As the existing 2-space parking shortfall would be maintained, the parking arrangement for the host dwelling would not be impacted and is acceptable in this regard.
- 7.22 Wildlife considerations
- 7.23 Section 40 of the Natural Environment and Rural Communities Act 2006 requires Local Planning Authorities to have regard to the purpose of conserving biodiversity. This is further emphasised by regulation 3(4) of the Habitat Regulations 1994 which state that Councils must have regard to the strict protection for certain species required by the EC Habitats Directive. The Habitats Directive places a legal duty on all public bodies to have regard to the habitats directive when carrying out their functions.
- 7.24 The protection of biodiversity and protected species is a material planning consideration in the assessment of this application in accordance with Policy CP9 of the Core Strategy and Policy DM6 of the Development Management Policies document. National Planning Policy requires Local Authorities to ensure that a protected species survey is undertaken for applications where biodiversity may be affected prior to the determination of a planning application.
- 7.25 A Biodiversity Checklist was submitted with the application and states that no protected species or biodiversity interests will be affected as a result of the application. The Local Planning Authority is not aware of any records of bats (or other protected species) within the immediate area that would necessitate further surveying work being undertaken.
- 7.26 Mandatory Biodiversity Net Gain
- 7.27 Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to

achieve a net gain of 10% of biodiversity value. This is subject to exemptions, and an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015).

7.28 The applicant has confirmed that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply because the application relates to householder development.

7.29 Rear amenity

7.30 Policy CP12 of the Core Strategy states that development should take into account the need for adequate levels and disposition of amenity and garden space. Section 3 (Amenity Space) of Appendix 2 of the Development Management Policies document provides indicative levels of amenity/garden space provision.

7.31 The proposed development would encroach on the dwelling's rear amenity space with 61 sqm (13.9m-long) usable garden space retained. This would represent a shortfall of 23 sqm compared with the Appendix 2 guidance for amenity space, which states that a three-bedroom dwelling should have 84 sqm of amenity space.

7.32 This shortfall in isolation is considered sufficient, as the resultant amenity area would still meet the everyday needs of the future occupants. Additionally, the site is within walking distance to local green space by way of Manor House Recreation Ground. Notwithstanding, it is recognised that the shortfall of amenity space highlights the excessive depth of the proposed rear extension for the application site.

7.33 Trees and landscape

7.34 Policy DM6 of the DMP LDD sets out that development proposals should seek to retain trees and other landscape and nature conservation features, and that proposals should demonstrate that trees will be safeguarded and managed during and after development in accordance with the relevant British Standards.

7.35 The agent confirmed that the hedge along the northern rear flank boundary would be removed to facilitate the proposal. The hedge is not protected, and there would be no objection to the removal of this hedge.

8 Recommendation

8.1 That PLANNING PERMISSION BE REFUSED for the following reasons:

R1 The proposed single storey side/ rear extension by virtue of its significant depth, would result in an overbearing and visually intrusive form of development to the detriment of adjacent neighbouring properties (No. 40 and 46 Marlin Square). Additionally, by virtue of the depth of the extension it is considered that the extension would result in an unacceptable loss of light to No 40 Marlin Square, adversely affecting the occupants' enjoyment of their property. Therefore, the proposed single storey side/ rear extension would be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) and Policy AL4 of the Abbots Langley Neighbourhood Plan 2026-2041 (March 2026 version).

R2 The proposed removal of the front projecting feature would result in harm to the character of the host dwelling (including eroding the group value of the pair of semi-detached dwellings) and streetscene. In addition, the scale of the side/ rear extension would result in a disproportionate form of development, which would have a detrimental impact on the character and appearance of the host dwelling and the visual amenity of the area. The development would therefore fail to accord with Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policy DM1 and Appendix 2 of the Development Management

Policies (adopted July 2013), Policies AL3 and AL4 of the Abbots Langley Neighbourhood Plan (March 2026 version) and the NPPF (2024).

Informative:

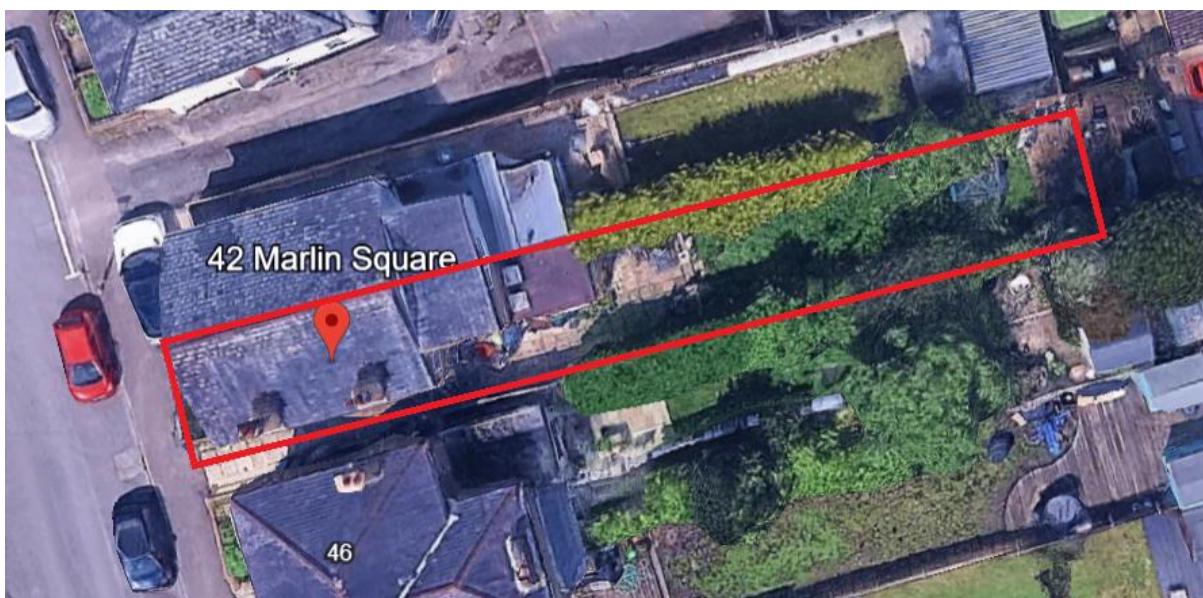
- I1 The Local Planning Authority has been positive and proactive in considering this planning application in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority encourages applicants to have pre-application discussions as advocated in the NPPF. The applicant and/or their agent did not have formal pre-application discussions with the Local Planning Authority and the proposed development fails to comply with the requirements of the Development Plan and does not maintain/improve the economic, social and environmental conditions of the District.

42 Marlin Square











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