
PLANNING COMMITTEE

NOTICE AND AGENDA

For a meeting to be held on Thursday, 22 October 2026 at 7.00 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 Khirya
Chris Mitchell

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

*Joanne Wagstaffe, Chief Executive
Wednesday, 14 October 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 6.30pm. 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 6.30pm.

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 7 - 12)

To confirm as a correct record the minutes of the Planning Committee meeting held on 10 September 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. Confirmation of Tree Preservation Order 938 (Penfold Park Golf Club, St Albans Road) 2026

(Pages 13 - 32)

For the Planning Committee to consider an objection to the Confirmation of Tree Preservation Order (TPO) 938 (Penfold Park Golf Club, St Albans Road) served on 11 June 2026 and whether or not the TPO should be confirmed (made permanent).

Recommendation: that the Order is confirmed and TPO 938 made permanent.

6. 25/0563/RSP - Part Retrospective: Creation of vehicle parking areas for company vehicles including alterations to land levels and associated boundary treatment hard and soft landscaping, attenuation basin, lighting; the use of the existing bungalow as offices including loft conversion with dormers and rooflights; and demolition of stables and construction of two-storey building for office / training / vehicle maintenance premises (Use Class Sui Generis) at The Paddock, Little Oxhey Lane, Carpenders Park, Watford WD19 5BA

(Pages 33 - 70)

Part Retrospective: Creation of vehicle parking areas for company vehicles including alterations to land levels and associated boundary treatment hard and soft landscaping, attenuation basin, lighting; the use of the existing bungalow as offices including loft conversion with dormers and rooflights; and demolition of stables and construction of two-storey building for office / training / vehicle maintenance premises (Use Class Sui Generis) at The Paddock, Little Oxhey Lane, Carpenders Park, Watford.

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

7. 25/2168/OUT - Outline application: Construction of up to 70 residential dwellings (Use Class C3) with associated access onto Oxhey Lane and infrastructure (Appearance, Layout, Landscaping and Scale as reserved matters) at Land Adjacent To Woodlands Cottage, Oxhey Lane, Carpenders Park, Watford, Hertfordshire

(Pages 71 - 194)

Outline application: construction of up to 70 residential dwellings (Use Class C3) with associated access onto Oxhey Lane and infrastructure (Appearance, Layout, Landscaping and Scale as reserved matters) at Land Adjacent To Woodlands Cottage, Oxhey Lane, Carpenders Park, Watford.

Recommendation: That authority is delegated to the Head of Regulatory Services to grant planning permission, following completion of a S106 Agreement (securing the Heads of Term set out at 7.20 below including affordable housing provision, travel plan, contributions to infrastructure including education, healthcare and waste infrastructure and monitoring fees) subject to conditions and to make any minor amendments to the Heads of Terms and Planning Conditions in consultation with the Planning Committee Chair.

8. **26/0331/FUL – Demolition of existing workshops and construction of a two-storey building containing 4 residential units (Use Class C3) with accommodation in the roof served by front dormers, side/rear rooflights, solar panels, alterations to vehicular access, with associated car and bike parking, refuse and recycling storage, landscaping works at Greystone Works, The Green, Croxley Green, Hertfordshire** (Pages 195 - 228)

Demolition of existing workshops and construction of a two-storey building containing 4 residential units (Use Class C3) with accommodation in the roof served by front dormers, side/rear rooflights, solar panels, alterations to vehicular access, with associated car and bike parking, refuse and recycling storage, landscaping works at Greystone Works, The Green, Croxley Green.

Recommendation: that planning permission be approved subject to conditions.

9. **26/0645/FUL - Demolition of existing two storey side extension, single storey rear extension and front porch; construction of two storey side extension and single storey rear extension, loft conversion including alterations to roof form, with front/rear dormers, rear Juliet dormer and front/side rooflights; internal alterations and alterations to fenestration at 75 Nightingale Road, Rickmansworth, Hertfordshire WD3 7BU** (Pages 229 - 254)

Demolition of existing two storey side extension, single storey rear extension and front porch; construction of two storey side extension and single storey rear extension, loft conversion including alterations to roof form, with front/rear dormers, rear Juliet dormer and front/side rooflights; internal alterations and alterations to fenestration at 75 Nightingale Road, Rickmansworth.

Recommendation: that planning permission be granted.

10. **26/0907/FUL – Change of use of land for use as a residential caravan site comprising 2no. Gypsy/Traveller pitches, each accommodating 4 caravans including no more than 2 static caravan/mobile homes, with associated hardstanding, alterations to access and erection of two amenity buildings and boundary treatments including construction of timber post and rail fencing at Land South of Harthall Lane, Kings Langley, Hertfordshire** (Pages 255 - 286)

Change of use of land for use as a residential caravan site comprising 2no. Gypsy/Traveller pitches, each accommodating 4 caravans including no more than 2 static caravan/mobile homes, with associated hardstanding, alterations to access and erection of two amenity buildings and boundary treatments including construction of timber post and rail fencing at Land South of Harthall Lane, Kings Langley.

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

- 11. 26/0909/FUL – Construction of single storey side extension at 62 Station Road, Kings Langley, Hertfordshire, WD4 8LB** (Pages 287 - 298)

Construction of single storey side extension at 62 Station Road, Kings Langley.

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

- 12. 26/1102/FUL - Construction of entry porch; alterations to fenestration; construction of a new boundary wall and gate at The Ebury Rooms, Ebury Road, Rickmansworth, Hertfordshire WD3 1BL** (Pages 299 - 324)

Construction of entry porch; alterations to fenestration; construction of a new boundary wall and gate at The Ebury Rooms, Ebury Road, Rickmansworth.

Recommendation: that planning permission be approved, subject to conditions

- 13. 26/1116/FUL – Construction of detached garage, greenhouse and bin store, alterations to driveway, construction of new access gate to garage area, alterations to hard and soft landscaping, drainage and irrigation tank and external lighting at Redwood House, 12 Temple Gardens, Moor Park, Rickmansworth, Hertfordshire WD3 1QJ** (Pages 325 - 364)

Construction of detached garage, greenhouse and bin store, alterations to driveway, construction of new access gate to garage area, alterations to hard and soft landscaping, drainage and irrigation tank and external lighting at Redwood House, 12 Temple Gardens, Moor Park, Rickmansworth.

Recommendation: that planning permission be granted, subject to conditions

- 14. 26/1228/FUL – Installation of lighting to Golfpod facility at Rickmansworth Municipal Golf Club, Moor Lane, Rickmansworth, Hertfordshire WD3 1QL** (Pages 365 - 378)

Installation of lighting to Golfpod facility at Rickmansworth Municipal Golf Club, Moor Lane, Rickmansworth.

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

- 15. 26/1253/FUL - Construction of single storey side and rear extension; removal of chimney stacks; alterations to the fenestration; construction of patio at 42 Marlin Square, Abbots Langley, Hertfordshire WD5 0EG** (Pages 379 - 392)
- Construction of single storey side and rear extension; removal of chimney stacks; alterations to the fenestration; construction of patio at 42 Marlin Square, Abbots Langley.
- Recommendation: that planning permission be refused.
- 16. 26/1263/RSP – Part retrospective: Conversion of garage into habitable accommodation; alterations to the fenestration and alterations to driveway at 17 Edson Close, Leavesden, Watford, Hertfordshire WD25 7BX** (Pages 393 - 408)
- Part retrospective: conversion of garage into habitable accommodation; alterations to the fenestration and alterations to driveway at 17 Edson Close, Leavesden.
- Recommendation: that part retrospective planning permission be granted subject to conditions.
- 17. 26/1321/RSP - Part retrospective: Construction of a part single, part two storey side extension; loft conversion including with a rear dormer and front roof light; internal alterations; alterations to the fenestration; alterations to external materials; conversion of garage to habitable accommodation at 10 Hyde Lane, Nash Mills, Hemel Hempstead, Hertfordshire HP3 8RY** (Pages 409 - 426)
- Part retrospective: construction of a part single, part two storey side extension; loft conversion including with a rear dormer and front roof light; internal alterations; alterations to the fenestration; alterations to external materials; conversion of garage to habitable accommodation at 10 Hyde Lane, Nash Mills, Hemel Hempstead.
- Recommendation: that part retrospective planning permission be granted, subject to conditions.
- 18. 26/1359/FUL - Construction of single-storey rear extension, air source heat pump; alterations to landscaping including demolition of outbuilding; internal alterations at 36 Girton Way, Croxley Green, Rickmansworth, Hertfordshire, WD3 3QN** (Pages 427 - 440)
- Construction of single-storey rear extension, air source heat pump; alterations to landscaping including demolition of outbuilding; internal alterations at 36 Girton Way, Croxley Green, Rickmansworth.
- Recommendation: that planning permission be granted subject to conditions.
- 19. 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