
PLANNING COMMITTEE

NOTICE AND AGENDA

For a meeting to be held on Tuesday, 31 March 2026 at 7.30 pm in the Penn Chamber, Three Rivers House, Rickmansworth WD3 1RL.

Members of the Planning Committee:-

Councillors:

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

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

*Joanne Wagstaffe, Chief Executive
Monday, 23 March 2026*

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

For those wishing to speak:

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

In the event of registering your interest to speak on an agenda item but not taking up that right because the item is deferred, you will be given the right to speak on that item at the next meeting of the Committee.

For those wishing to observe:

Members of the public are welcome to attend the meetings. If you wish to observe you can arrive on the night from 7pm.

In accordance with The Openness of Local Government Bodies Regulations 2014 any matters considered under Part I business only of the meeting may be filmed, recorded, photographed, broadcast or reported via social media by any person.

Recording and reporting the Council's meetings is subject to the law and it is the responsibility of those doing the recording and reporting to ensure compliance. This will include the Human Rights Act, the Data Protection Legislation and the laws of libel and defamation.

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

1. Apologies for Absence

2. 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.

3. Declarations of Interest

To receive any declarations of interest.

4. 25/1346/FUL – Conversion of existing building into 6no. (Use Class C3) residential units with associated bike store, parking and landscaping works at Croxley House, Croxley Green, Rickmansworth WD3 3JB (Pages 5 - 50)

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

Recommendation: that planning permission be granted.

5. 25/1347/LBC – Listed Building Consent: Conversion of existing building into 6no. (Use Class C3) residential units with associated bike store, parking and landscaping works at Croxley House, Croxley Green, Rickmansworth, WD3 3JB (Pages 51 - 96)

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

Recommendation: that listed building consent be granted.

6. 25/1984/FUL - Construction of part-single, part two storey front and rear extensions, first floor side extension; loft conversion including roof extension with rear dormers and rooflights, relocation of entrance door, internal alterations and alterations to fenestration and raised terrace to the rear at 43 Chestnut Avenue, Rickmansworth, Herts WD3 4HA (Pages 97 - 114)

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

Recommendation: that planning permission be granted subject to conditions.

7. 25/2228/RSP – Part-Retrospective: Construction of single storey rear extension at 10 Gade Bank, Croxley Green, Rickmansworth, Hertfordshire WD3 3GD (Pages 115 - 130)

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

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

8. **26/0041/RSP - Part Retrospective: Demolition of existing garage, workshop and front canopy; construction of part single, part two-storey rear extensions; two-storey side extensions; front and rear dormers; installation of chimney; raised rear patio; alterations to fenestration including installation of roof lights; relocation of front entrance at 11 Pembroke Road, Moor Park, Northwood, Hertfordshire HA6 2HP** (Pages 131 - 156)

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

Recommendation: that planning permission be granted subject to conditions.

9. **26/0073/RSP – Part-Retrospective: Construction of two storey side extension, loft conversion including hip to gable extension and rear dormer and front/rear rooflights at 9 The Crescent, Croxley Green, Rickmansworth, Hertfordshire WD3 3DU** (Pages 157 - 180)

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

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

10. **Other Business - if approved under item 2 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