

Questions from the Public 21/10/2025

Questions from the public

Questions to the Lead Member for Community Engagement, Public Safety and Housing

| Angela Horan | |
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| 1 | <p>I'm writing on behalf of myself and neighbours on Gade Bank to express ongoing concerns about 10 Gade Bank, which is currently operating as a House of Multiple Occupation (HMO). For those of us living nearby, the experience has been extremely challenging. Frequent police visits and repeated incidents of anti-social behaviour have left many of us feeling unsettled and unsafe in our own homes.</p> <p>We've submitted formal objections to both the planning application and the HMO licence. In our view, the property is not well-suited to multiple occupancy due to its size, internal layout, facilities, and location. These houses were not designed for this level of use—they lack soundproofing, and the intensified occupancy raises concerns not only for neighbours but also for the tenants themselves, who may be living in conditions that compromise privacy, wellbeing, and safety.</p> <p>The impact on residents' quality of life is already significant and appears to be worsening. There are also serious concerns from a highways and infrastructure perspective. The increased pressure on a single-track road and this is affecting both safety and the character of the area.</p> <p>It is my strong view that TRDC should carefully consider refusing both the HMO licence and planning permission, and that these decisions should be brought before councillors in Committee to ensure transparency and accountability. We would welcome reassurance that our safety and wellbeing are being prioritised, and that TRDC is actively reviewing the situation and exploring appropriate steps.</p> <p>Thank you for your attention to this matter. I would appreciate a clear response outlining how TRDC intends to proceed.</p> |
| | <p>The council acknowledge the concerns raised by the residents of Gade Bank, following the conversion undertaken via permitted development (PD) of 10 Gade Bank to a House of Multiple Occupation (HMO).</p> <p>The change of use of a building from its use as a dwellinghouse ("C3" of the Use Class Order) to its use as an HMO that is to be occupied by less than six residents, is automatically granted planning permission by virtue of Class L of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development Order) (England) Order 2015 (as amended) ("the GDPO"), otherwise known as 'permitted development'. Accordingly, the owner of 10 Gade Bank did not require express planning permission from the council to undertake a change of use from C3 (dwelling house) to C4 (small HMO).</p> <p>In respect of the current planning application (reference 25/1330/RSP) this is a retrospective application for a single storey rear extension to the property. It is currently pending consideration but has been called to the Planning Committee by Croxley Green Parish Council if Officers are</p> |

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| | <p>mind to approve. The application will be solely assessed in relation to the impacts of the single storey rear extension.</p> <p>The reasons why a council can refuse a House in Multiple Occupation (HMO) licence are clearly set out within the Housing Act 2004.</p> <p>If the council were to refuse a licence outside of these grounds, the owner/managing agent of the property would likely appeal the decision to the First Tier Property Tribunal, where it is likely they would succeed on the grounds that the council has not applied the legislation correctly.</p> <p>As is conducted during all HMO licence applications received by the council, Officers are considering this HMO license application with adherence to the legislation that governs this matter. As the licence application is still being considered by Officers, I am unable to provide any further comment on this at this time.</p> <p>With regard to your request that the HMO license application be decided by the Regulatory Committee, the council's Constitution is clear that the decision to grant or refuse a HMO licence application to the council is a delegated decision to Officers, therefore, it is usual practice for Officers to consider such applications.</p> <p>Whilst it is also included within the Regulatory Committee terms of reference that the Committee hold a power to consider such matters (Part 3, 1, 34), I confirm that the council's Interim Monitoring Officer discussed this matter with the Chair of Regulatory Committee, and the Chair has confirmed that this should remain with Officers in accordance with the Scheme of Delegation.</p> <p>In addition to this, Article 4 of the council's Constitution clarifies that the council shall not overrule a power that has been delegated to a Committee or Officers. In this case, the matter is delegated to Officers.</p> <p>The council encourage the residents of Gade Bank to report any instance of anti-social behavior in the local area, and I can confirm the council will continue to work in collaboration with Hertfordshire Constabulary, and our other partners in the Community Safety Partnership (CSP), to address any concerns raised.</p> |
| Mustafa Abdulhusein | |
| 2 | <p>I am a resident of Gade Bank WD3 3GD. As some in the council committee are aware, since a HMO at 10 Gade Bank has started to operate it has caused untold misery to the rest of the residents on the street due to issues with parking, traffic, anti social behaviour and excess noise. What are the council intending to do to alleviate some of the issues and to make sure it does not happen again? I understand both an article 4 planning restriction and calling the HMO licence application in so that Councillors decide on it are options available. Are they now being considered and if not, are you able to provide the reasons why?</p> |

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| | Helen Macvean |
| 3 | <p>My concern is regarding the adequacy of the management of the property at 10 Gade Bank, Croxley Green.</p> <p>What does Three Rivers deem to be adequate management?</p> |
| | <p>In accordance with the Housing Act 2004, the council are required to be satisfied that the management arrangements for the HMO are adequate before we can grant a HMO licence. This assessment is made in accordance with the provision set out in the Management of Houses in Multiple Occupation (England) Regulations 2006.</p> <p>The council must also be satisfied that the proposed licence holder or manager is a fit and proper person.</p> <p>Should a HMO license be granted, the Housing Act 2004 provides the council the authority to place conditions on the licence, for example, requiring the manager of the HMO to take reasonable steps to prevent or respond to antisocial behaviour involving tenants in or around the property.</p> |
| | Sarah Linhart |

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| 4 | Given the uniquely constrained, single-track access to Gade Bank and the documented amenity/safety impacts arising from 10 Gade Bank, will the Council commission and publish—by a stated date—a short options appraisal on making an Article 4 Direction to manage future C3→C4 HMO conversions on Gade Bank and its immediate frontages, setting out the evidential test, process, and timetable for decision? |
| | The wording of the National Planning Policy Guidance (NPPF) limits the ability of local planning authorities to implement Article 4 directions, unless they have significant justification and robust evidence for doing so. The evidence to justify an Article 4 Direction in Three Rivers is not adequate, therefore, it would be expected that an Article 4 Direction on HMOs in the district would be rejected by the Secretary of State. |

Questions to the Lead Member for Leisure

| Kirsti Eraneva and Graeme Dibb | |
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| 5 | Will the Council ensure that the Copthorne Residents Society (CRS) and the Croxley Green Residents Association (CGRA) is fully involved in reviewing the results of the recent consultation on the Draft Management Plan for The Green and Stones Orchard before any decisions are made, so that residents' local knowledge informs future management and decisions reflect community, conservation, and heritage priorities? |
| | <p>The Management Plan for The Green and Stones Orchard has been out to public consultation and was extended until the 30 September on request from the local community to allow additional feedback. The comments received are being analysed by Officers and will be incorporated as appropriate into the final version of the management plan, the primary focus of which is the ongoing maintenance of natural infrastructure of The Green and Stones Orchard. The Management Plan will be considered and recommended for approval at the 14 January Climate Change and Leisure Committee and will include a summary of consultation responses received. Residents will have the opportunity to attend the committee and make any further representations there in the usual way – details of how to do so can be found on <u>the councils website</u></p> <p>Management Plans, whilst approved by Council Committee for a set period are reviewed annually by officers who will consider any current or local changes in maintenance regimes, opportunities for external funding or feedback from stakeholders.</p> |

