

PLANNING COMMITTEE - Thursday 22 January 2026

25/2102/FUL - Erection of a timber pergola at CROXLEY GUILD BOWLS CLUB, THE GREEN, CROXLEY GREEN, RICKMANSWORTH, HERTFORDSHIRE, WD3 3HT

Parish: Croxley Green Parish Council
Expiry of Statutory Period: 02.02.2026

Ward: Dickinsons
Case Officer: Lilly Varnham

Recommendation: That PLANNING PERMISSION BE GRANTED subject to the conditions set out below.

Reason for consideration by the Committee: The application site is owned by Three Rivers District Council.

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

[25/2102/FUL | Erection of a timber pergola. | Croxley Guild Bowls Club The Green Croxley Green Rickmansworth Hertfordshire WD3 3HT](#)

1 Relevant planning history

- 1.1 8/547/91 - Multi use sports surface court for recreational use.
- 1.2 8/417/91 - Single storey extension to existing changing rooms – Permitted 29.08.1991.
- 1.3 8/513/91 - Resurfacing and installation of 1 tennis court, re-siting of pavilion and installation of floodlights – Permitted 17.10.1991.
- 1.4 8/658/91 - Erection of new pavilion – Withdrawn 20.01.1992.
- 1.5 8/176/92 - Erection of building for use as changing rooms – Permitted 21.05.1992.
- 1.6 8/311/92 - Refurbishment of pavillion (S.64 Determination) – Non-Determination 16.06.1992.
- 1.7 94/758/8 - Demolition of existing changing room and erection of replacement at Bowling Green – Permitted 15.12.1994.
- 1.8 98/0323 - Demolition of clubhouse – Conservation Area Consent 26.06.1998.
- 1.9 97/0969 - Erection of replacement club house – Conditional Permission 06.08.1998.
- 1.10 99/0082 - Erection of 22.5 metre high mast three cross polar antennas two dish antennas and one radio equipment housing – Refused 05.09.1999.
- 1.11 01/00155/FUL - Single storey rear extension, internal alterations to existing clubhouse and erection of new sports changing facility – Permitted 13.09.2001.
- 1.12 02/01467/FUL - Temporary portacabin – Permitted 07.01.2023.
- 1.13 03/0648/FUL - Renewal of planning permission ref 97/0969/8 - Replacement clubhouse – Permitted 17.07.2003.
- 1.14 03/0647/CAC - Conservation Area Consent: Demolition of existing clubhouse – Permitted 18.07.2003.
- 1.15 05/1442/FUL - Demolition and erection of replacement clubhouse – Permitted 01.12.2005.
- 1.16 05/1443/CAC - Conservation Area Consent: Demolition of clubhouse – Permitted 02.12.2005.
- 1.17 12/1530/FUL - Bringing onto site 2 small containers for safe storage for essential equipment in order to support junior football and other sports at CGS – Permitted 10.10.2012.

2 Site description

- 2.1 The application site is currently occupied by Croxley Guild Bowls Club and is located within the Croxley Green Conservation Area. The site is accessible via the service road from The Green which is single track. An existing close boarded fence forms the boundary between the application site and the existing car park.
- 2.2 The site contains a club house building, the bowling green with a concrete path around its perimeter. There is an existing pergola structure and other detached buildings which include changing rooms and two small sheds around the perimeter of the bowling green.
- 2.3 To the east of the site is the Croxley Tennis Club and Croxley Guild of Sports & Social Club. To the west are a number of residential dwellings that front The Green.

3 Description of proposed development

- 3.1 The application seeks full planning permission for the erection of a timber pergola.
- 3.2 The proposed pergola would replace the existing in a similar location on the existing area of hardstanding to the east of the clubhouse building. The pergola would have a depth of approximately 3m and a total width of approximately 12m, set along the boundary with the tennis courts to the south. The pergola would have a hipped roof with a total ridge height of approximately 3m.
- 3.3 The pergola would remain open on all four sides, with its roof form supported by 10 wooden posts. The material will either be either European Oak or Red Spruce and the roof form is proposed to be felt to match the clubhouse roof. It is understood that the pergola will act as a shelter providing shade for players and visitors of the club.

4 Consultation

4.1 Statutory Consultation

4.1.1 National Grid – [No response received]

4.1.2 Croxley Green Parish Council

Subject to Conservation Officers' views, no reason to object, but the planning officers should be satisfied that enough information has been provided to allow a proper determination of the application.

4.1.3 Three Rivers District Council Property Services – [Objection]

The Property Team object to the application on the basis that the applicant has not sought consent from TRDC as landlord to the Guild of Sport site. I would urge the applicant to make early contact with the Property Team (property@threerivers.gov.uk) in order to discuss their proposals.

4.1.4 Conservation Officer – [No Objection]

The application is for Erection of a timber pergola.

The site is in Croxley Green Conservation Area.

It is also close to a high concentration of locally and nationally listed buildings which face onto The Green.

The Grade II listed Halewood Cottage (List Entry Number: 1100843) is a short distance to the northwest. Grade II listed Providence Hall (List Entry Number: 1348261) is located to the southwest. The pergola would be located at the southern end of the bowling green on an area of hardstanding, close to the tennis courts and existing structures. It would be a lightweight open structure built in natural materials.

It is appropriate for this location and context and there is no objection in heritage terms, subject to the materials being like those shown in the submission, i.e., a primarily wooden structure. **On this basis there is no objection to the proposal in heritage terms.**

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

5 Public/Neighbour Consultation

5.1.1 Number consulted: 12 No of Responses received: 0

5.1.2 Site Notice Posted: 10.12.2025, Expired: 03.01.2026

5.1.3 Press notice Published: 19.12.2025, Expired: 12.01.2026

5.1.4 Summary of responses: None received

5.2 Reason for Delay

5.2.1 Committee Cycle

6 Relevant Local and National Planning Policies

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).

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.

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.

Policy/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 DM3, DM6, DM13 and Appendix 5.

Croxley Green Neighbourhood Plan Referendum Version (2018).

Other

Croxley Green Conservation Area Appraisal (1996)

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

7 Analysis

7.1 Design and impact on the character of the Streetscene and Conservation Area

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 The application site is located within the Croxley Green Conservation Area, therefore Policy DM3 applies. Policy DM3 sets out that within Conservation Areas development will only be permitted if the proposal:

- i) Is of a design and scale that preserves or enhances the character or appearance of the area
- ii) Uses building materials, finishes, including those for features such as walls, railings, gates and hard surfacing, that are appropriate to the local context
- iii) Retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges
- iv) Retains and restores, where relevant, traditional features such as shop fronts, walls, railings, paved surfaces and street furniture, and improves the condition of structures worthy of retention
- v) Does not harm important views into, out of or within the Conservation area
- vi) Protects trees, hedgerows and other significant landscape features and incorporates landscaping appropriate to the character and appearance of the Conservation Area
- vii) Results, where relevant, in the removal of unsympathetic features and the restoration or reinstatement of missing features.

7.1.3 The proposal would result in the replacement of the existing pergola on site in a similar location, albeit on a slightly larger footprint with the existing measuring approximately 2.8m x 10m and the proposed measuring approximately 3m x 12m. The proposed pergola would remain open sided on all four sides and would be of a modest scale in terms of its total height which is less than the existing structure. Although visible above the height of the existing fence which forms the boundary to the Tennis Club and adjacent car park it is read in the backdrop of existing recreational development. The application site is set back from The Green and whilst some views of the development may be had from The Green and wider Conservation Area it is considered that these views would be obscured by both existing residential development and read in its context adjacent to the Tennis Courts.

7.1.4 The open nature of the structure would allow for the continued perception of openness and would not create a dominant or visually intrusive feature on the site. By virtue of its modest scale and limited height, the structure would not appear visually dominant or intrusive within the streetscene. Its lightweight timber form would preserve the sense of openness and would not detract from the

significance or setting of the Conservation Area. It is noted that the proposed structure incorporates a hipped roof form, which would give it a slightly more permanent appearance compared with the existing structure. However, this form is not considered to be harmful to the character or appearance of the site or wider Conservation Area, and it would remain set below the height of the existing clubhouse which the hipped roof intends to mimic. The hipped roof would present a balanced form and due to its open sided nature will allow the structure to be read comfortably within its surroundings.

7.1.5 The Conservation Officer was consulted on the application and advises that owing to its lightweight open structure built in natural materials it would be appropriate for this location and context and there is therefore no objection in heritage terms, subject to the materials being like those shown in the submission, i.e., a primarily wooden structure.

7.1.6 Accordingly, the proposal would remain of an appropriate scale and design which is considered to preserve the character and appearance of the Conservation Area.

7.1.7 In summary, the proposed development would not result in any adverse harm to the character or appearance of the streetscene and would preserve the character of the Conservation Area. The development would be acceptable in accordance with Policies CP1 and CP12 of the Core Strategy, Policy DM3 of the Development Management Policies LDD (2013), the Croxley Green Neighbourhood Plan Referendum Version (2018) and the Croxley Green Conservation Area Appraisal (1996)

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 To the north/northeast of the application site are the neighbouring dwellings Saltram Cottage, Rose Cottage, Fearnley House, Greenside and Roseville. On the opposing side of the highway also to the east of the application site is No1-5 Old Barn Mews. These residential neighbours front The Green. The area of proposed development would be separated from the closest residential neighbours by approximately 27m and by virtue of the existing clubhouse building. The timber pergola would be sited on the existing concrete path to replace the existing pergola structure, albeit on a slightly larger scale in terms of its footprint. By virtue of its open-sided form and limited height which would appear to be less than the existing structure is not considered to result in a sense of enclosure or appear overbearing when viewed from neighbouring properties by virtue of the separation distance retained. The proposed pergola is not considered to introduce opportunities for overlooking or result in a loss of privacy to the adjacent residential neighbours.

7.2.3 To the west/southwest of the application site is Croxley Tennis Club and the Croxley Guild of Sports and Social Club. The proposed pergola is not considered to result in an adverse impact on the amenity of the adjacent Tennis or Sports Club given that it would remain to be read in the context of existing recreational development and would replace the existing structure on site. By virtue of its open side design and modest scale, it is not considered that the proposal would result in an overbearing presence when experienced from the adjoining sports facilities. Nor is it considered to interfere with the continued operation of the adjacent premises. The proposal is therefore considered acceptable in amenity terms.

7.2.4 In summary, the proposed development would not result in any adverse impact on any neighbouring dwelling or premises, and the development would be acceptable in accordance with Policies CP1 and CP12 of the Core Strategy.

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 existing parking provision for the site is provided in the existing parking area adjacent to the bowls club, it is also noted that there is a further parking area adjacent to the tennis courts and existing tennis pavilion. The proposed development would replace an existing structure intended to support the club's current use and is not considered to be associated with additional comings and goings from the site or materially impact how the use functions. The structure remains within the confines of the bowls club and would therefore not impact on the existing parking provision which is considered to be sufficient for its current use. The proposal is therefore considered acceptable in this regard.

7.4 Wildlife considerations

7.4.1 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.

7.4.2 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.

7.4.3 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.

7.5 Mandatory Biodiversity Net Gain

7.5.1 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.

7.5.2 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 the de-minimis exemption. Officers acknowledge that the total area of the proposed pergola is approximately 37sqm and therefore in excess of the 25sqm set out within the accepted exemption. However, it is acknowledged that the pergola is replacing an existing structure and the pergola would sit on an area of existing hardstanding and is therefore not considered to impact any on site habitat, or impact a priority habitat. The proposal is therefore considered to be exempt from mandatory BNG.

7.6 Trees and landscape

7.6.1 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.

7.6.2 The application site is located within the Croxley Green Conservation Area therefore all trees are afforded protection by way of this designation. There are however no trees in the area of the proposed development which consists largely of existing hardstanding. It is therefore not considered that any trees would be impacted by the proposed development. 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: 5.12.25, TRDC01 (Block Plan), TRDC02 (Location Plan), TRDC03 (Heritage Statement)

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 DM3, DM6 and DM13 and Appendix 5 of the Development Management Policies (adopted July 2013), Croxley Green Neighbourhood Plan Referendum Version (2018) and the Croxley Green Conservation Area Appraisal (1996).

- C3 The pergola shall not be erected other than in the materials as have been approved in writing by the Local Planning Authority as stated in the submitted application form; and no external materials shall be used other than those approved.

Reason: To ensure that the external appearance of the 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).

8.2 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 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 development maintains/improves the economic, social and environmental conditions of the District.
- 14 The applicant is hereby advised to remove all site notices on or near the site that were displayed pursuant to the application.
- 15 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>.

- 16 The applicant is reminded that prior to the commencement of works, approval will be required from the Council as land owner, via the Property Services team. You should contact the property services team prior to the works taking place via 01923 776611 or by email to property@threerivers.gov.uk.