



DEVASSESS™
PREMIUM
COMMERCIAL

RISK

The risk of development being undertaken within 75m from the boundaries can be considered:

Property:

Sample, Rickmansworth, WD3

Date of Report:

13/05/2025

Order Number:

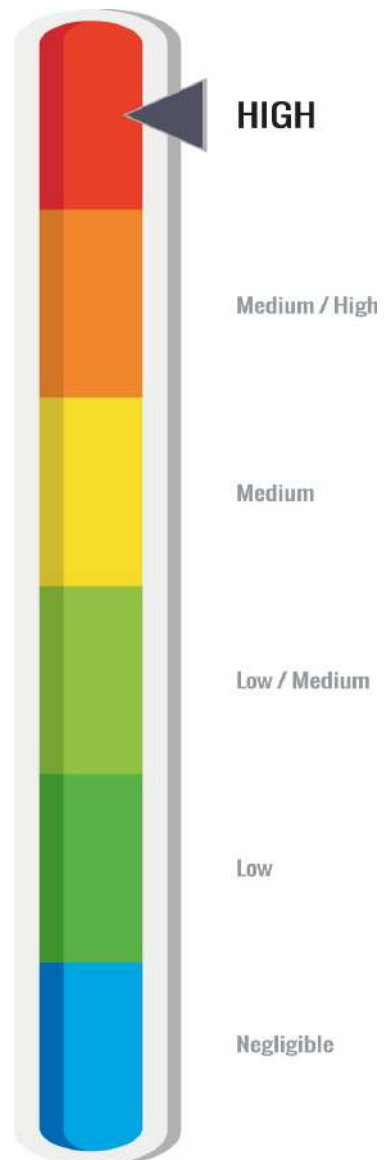
DAC DA 06 sample_25

Your Reference:

sample_25

Our Reference:

DA7654



HELPDESK

If you require assistance please contact our helpline:

01342 890010

helpdesk@devassist.co.uk

Valuation risk

NO

KEY FINDINGS

There are development risks in the vicinity of the property address given. The likelihood of these sites being developed is low, low/medium, medium/high and high. Please see attached plan for location of the sites. The subject property has some potential.

Please note: Sites identified as suitable for development may not be under current planning policy. As planning policies evolve or change, further development opportunities or risks may arise. They may also remove sites from being vulnerable to development. This report is a prediction of where development may take place, but cannot be guaranteed what will or will not occur in the future.

Are there potential development sites identified within 75m of the site boundary?

YES

Are there major planning applications that will impact the subject property?

YES

Are any important views that the subject property enjoys going to change?

YES

Is there any SHLAA site identified within 75m of the site boundary?

YES

Is there any allocated land identified within 75m of the site boundary?

NO

Is the Local Planning Authority able to identify a 5 year housing land supply?

NO

Is the immediate area currently under threat from development?

YES

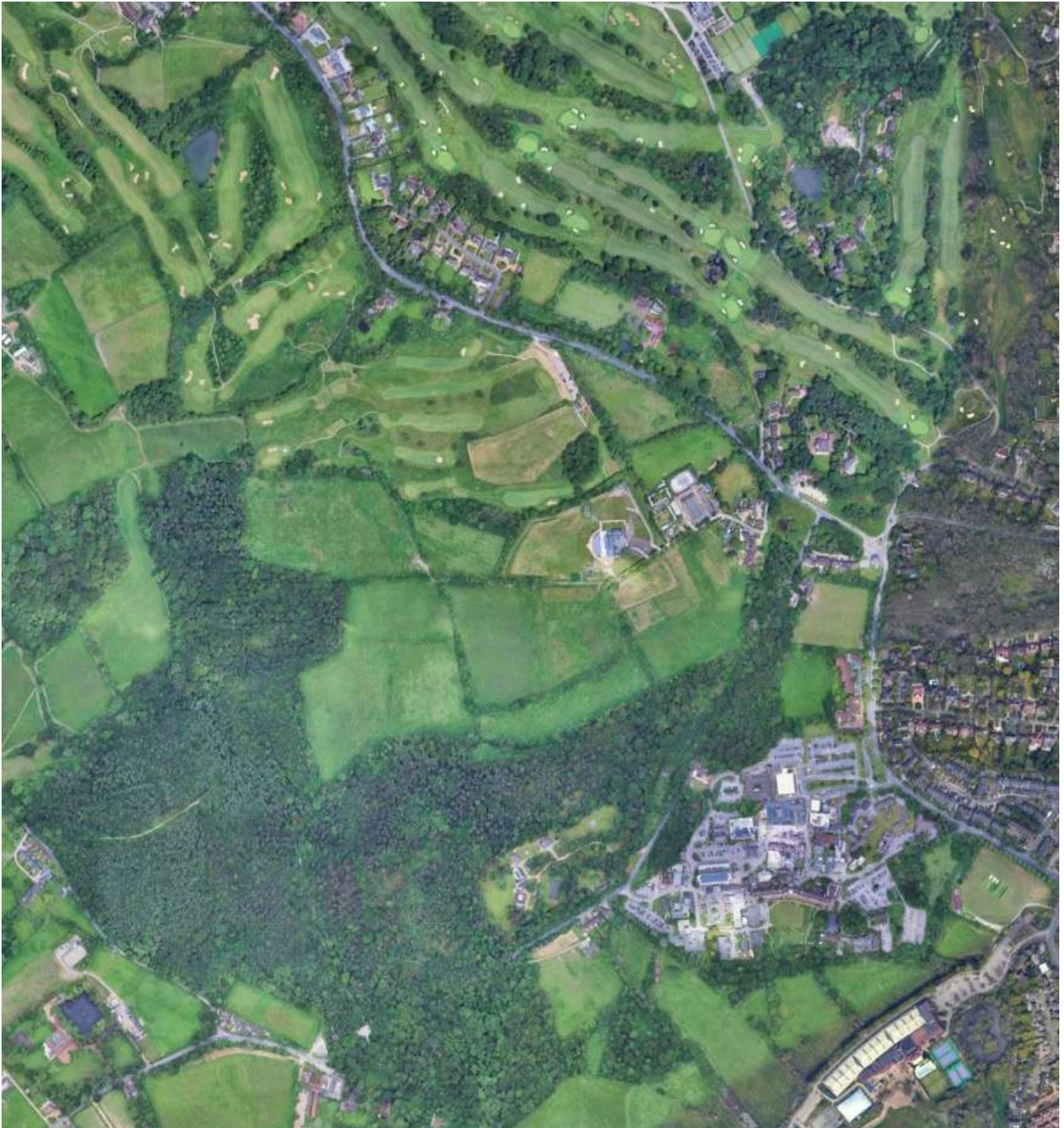
Does the subject property have any development potential?

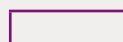
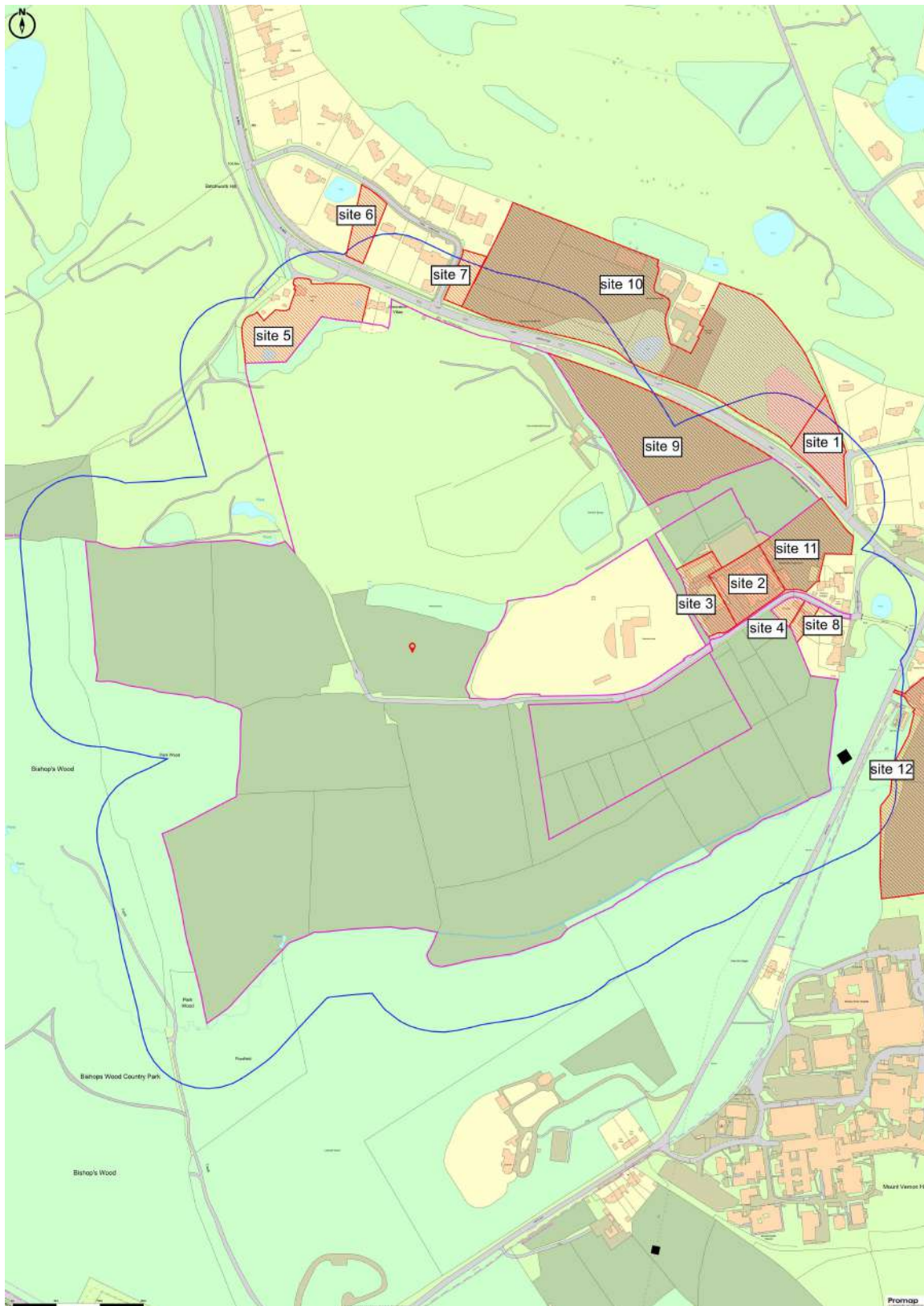
YES

On the date of this report is there any development risk that may negatively affect a valuation on the subject property?

NO

Sample, Rickmansworth, WD3





Identified Development Opportunities

Site	Size (acres)	Site Capacity	Development Risk	Impact if Developed
1	0.93	1 house	High	Significant
2	1.04	6 houses	High	Significant
3	0.83	2 houses	High	Significant
4	0.17	1 house or extension flats	High	Significant
5	1.80	2 houses	High	Slight
6	0.54	1 house	High	Minor
7	0.37	1 house or 4 flats	Low / Medium	Minor
8	0.18	2 houses	Medium / High	Significant
9	4.20	34-51 houses	Low / Medium	Significant
10	11.08	100 houses or 244 flats	Low	Significant
11	1.54	14 houses or 34 flats	Low	Slight
12	6.62	60 houses or 146 flats	Low	Slight



On those sites that do not yet have planning history the table above provides typical density guidance only. Densities may be higher in certain locations and lower in others.

Current Zoning in Local Plan

The land is zoned as outside the settlement area of Three Rivers District Council. There is a general presumption against development in such areas. The area is zoned as Green Belt. New build development in such areas would not be looked favourably upon and will be resisted. Some rural exceptions, such as affordable housing, may be allowed. These are very rare.

5 Year Housing Supply

Three Rivers District Council are not currently able to demonstrate the required 5 year supply of housing land. There is therefore a presumption in favour of any development that can be defined as sustainable according to the criteria laid out in the National Planning Policy Framework. We are aware that hostile planning applications for housing on greenfield land are being submitted in this district. Further information is available on page 34.

Gypsy & Traveller Sites

We have searched the Local Planning Authorities website for information concerning potential or existing Gypsy and Traveller Sites. No relevant information was found.

Infrastructure Projects

No infrastructure projects have been found that could negatively impact the subject property.

General View on Area

The public park to the south and west of the property is designated as Open Space within the Local Plan and will be protected from development under current policy. The wooded land to the south east of the property is designated as a Local Wildlife Site within the Local Plan and will be protected from development under current policy. The public park to the east of the property is designated as a Nature Reserve within the Local Plan and will be protected from development under current policy.

A number of the properties in the area may be suitable for demolition and replacement with a more substantial detached dwelling. One for one developments of this nature are very unlikely to negatively impact the subject property but are becoming increasingly common in such areas.

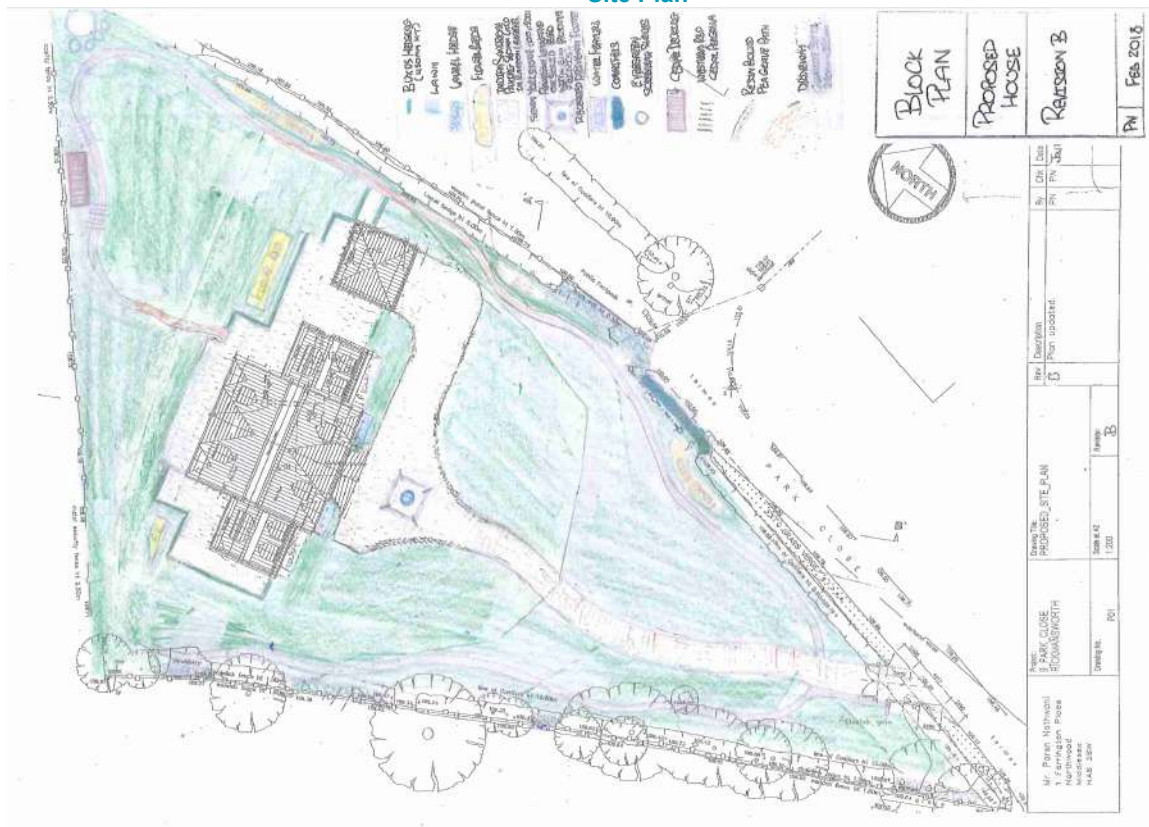
If, in the event, that the pub to the east was to be closed then residential development would be its most obvious use. The risk of improvements or extensions to the pub itself remains. Partial disposal of the land may still occur.

You should consider the impact of these sites before committing to purchase this property.

Site 1 is a live site. In 2018 planning permission was granted for the demolition of existing dwelling and construction of a new dwelling house comprising of two storey and loft conversion with basement and associated landscape works under reference number 18/0145/FUL. We understand that construction has begun. In our view the site can be considered a high risk of development. If developed the site will have a significant impact on the subject property. Relevant plans of the consented development are attached for your consideration. If you are not supportive of the development of this site we would recommend you request more detailed reports on the application site title from your solicitor. Whilst this would reasonably incur an extra legal fee it may uncover a covenant that may control the development potential of this land.



Site Plan





Elevations



Site 2 is the subject of an unimplemented planning permission that has now expired. In 2016 the site was granted planning permission for the demolition of existing stables and barns and erection of six dwellings with associated access and landscaping works including new access under reference number 16/0854/FUL. In our view the site retains good development potential and can be considered a high risk of development. If developed the site will have a significant impact on the subject property. Relevant plans of the expired planning permission are attached for your consideration. If development was to be attempted on this site and you were not supportive we would recommend you request more detailed reports on the application site title from your solicitor. Whilst this would reasonably incur an extra legal fee it may uncover a covenant that may control the development potential of this land.



Site Plan



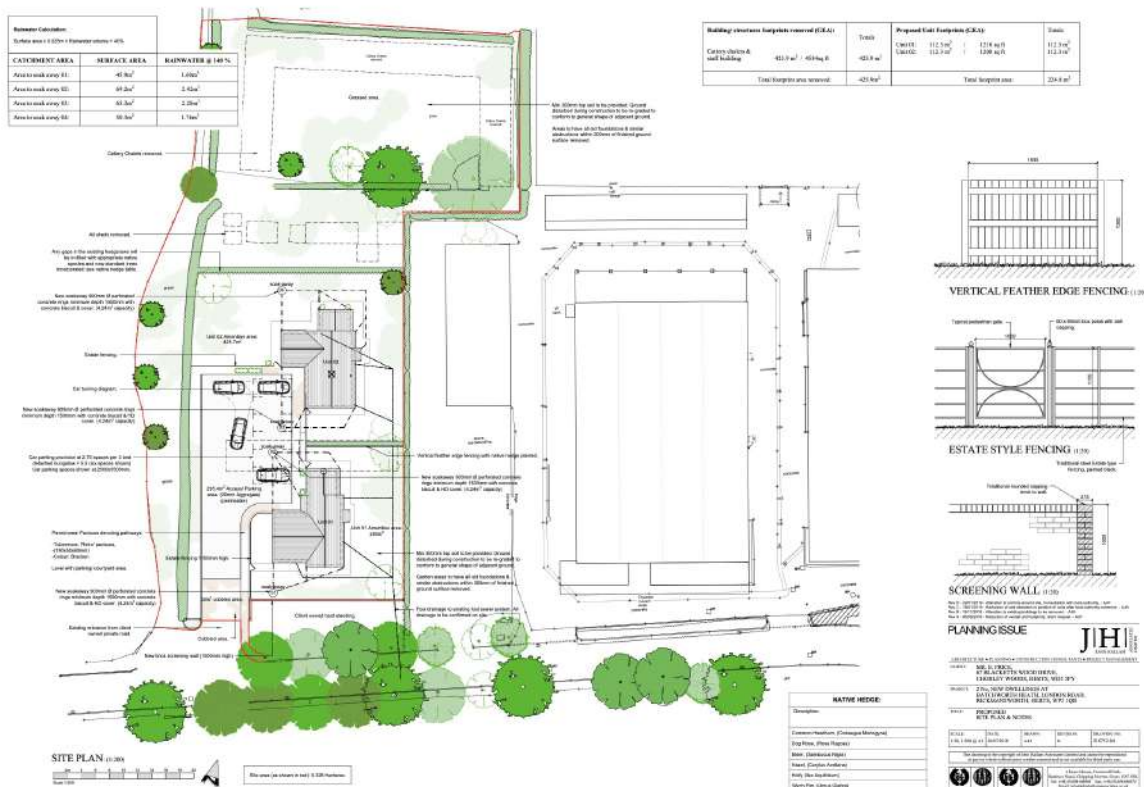
Elevations



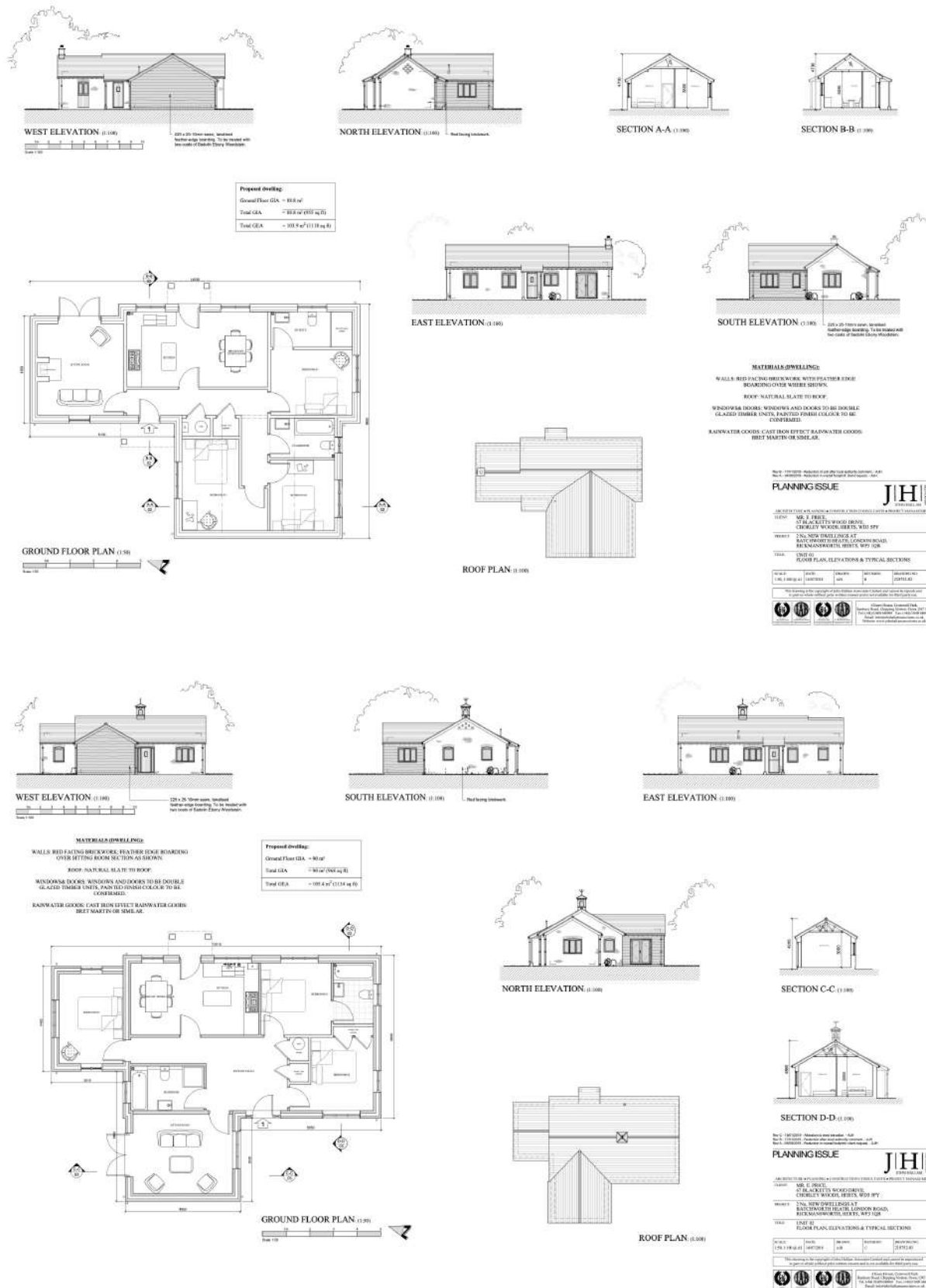
Site 3 is the subject of an unimplemented planning permission that has now expired. In 2019 the site was granted planning permission for the demolition of existing cattery units and associated buildings and erection of two detached residential bungalows with associated access, parking and curtilages under reference number 18/2326/FUL. In our view the site retains good development potential and can be considered a high risk of development. If developed the site will have a significant impact on the subject property. Relevant plans of the expired planning permission are attached for your consideration. If development was to be attempted on this site and you were not supportive we would recommend you request more detailed reports on the application site title from your solicitor. Whilst this would reasonably incur an extra legal fee it may uncover a covenant that may control the development potential of this land.



Site Plan



Elevations



Site 4 is the subject of an unimplemented planning permission that has now expired. In 2020 the site was granted planning permission for a single storey rear extension under reference number 20/0959/PDE. In 2019 an application was withdrawn for the demolition of existing dwelling and erection of new dwelling under reference 19/1966/FUL. In our view the site retains development potential and can be considered a high risk of development. If developed the site will have a significant impact on the subject property. Relevant plans of the expired planning permission are attached for your consideration. If development was to be attempted on this site and you were not supportive we would recommend you request more detailed reports on the application site title from your solicitor. Whilst this would reasonably incur an extra legal fee it may uncover a covenant that may control the development potential of this land.



Site Plan





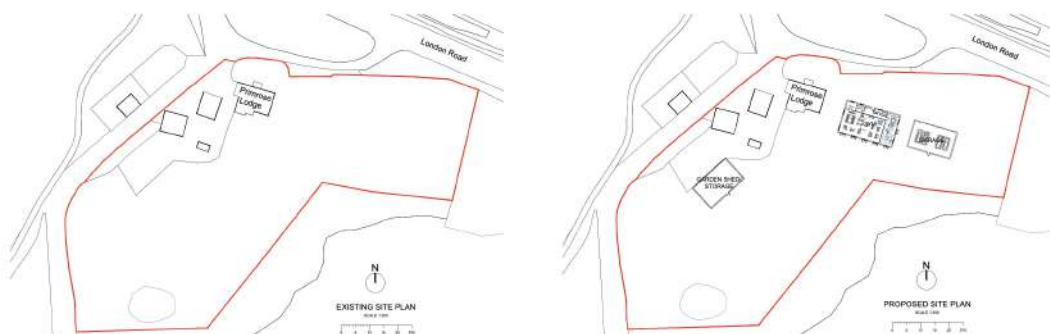
Elevations



Site 5 is the subject of an undetermined planning application that is currently pending a decision. The application submitted under reference number 25/0378/CLPD is for the construction of three outbuildings (Gym, Garage and Shed). The application has a good chance of being approved and can be considered a high risk of development. If developed the site may have some slight impact on the subject property. Relevant plans of the proposed development are attached for your consideration.



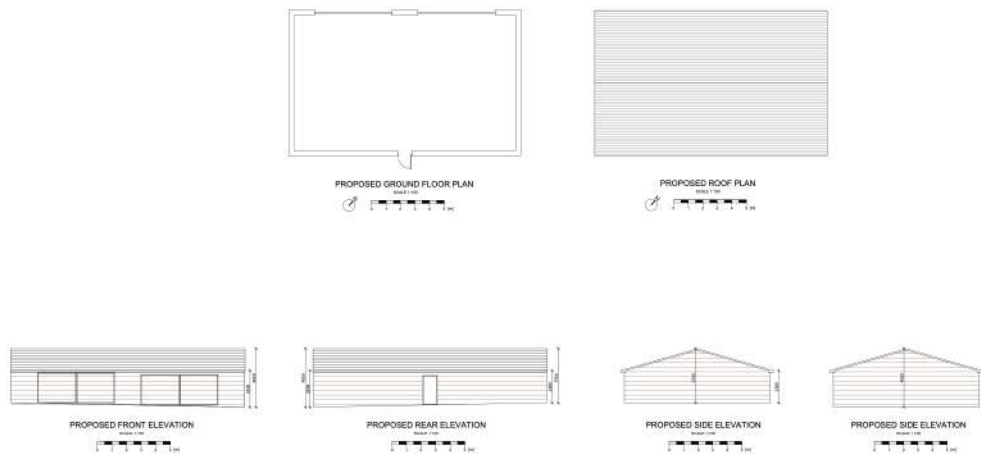
Site Plan



PRIMROSE LODGE	
EXISTING AND PROPOSED	
DATE: 10/10/2024	
BY: [Signature]	
SITE PLANS	
SCALE: 1:500	DATE: 10/10/2024
BY: [Signature]	DATE: 10/10/2024

Elevations

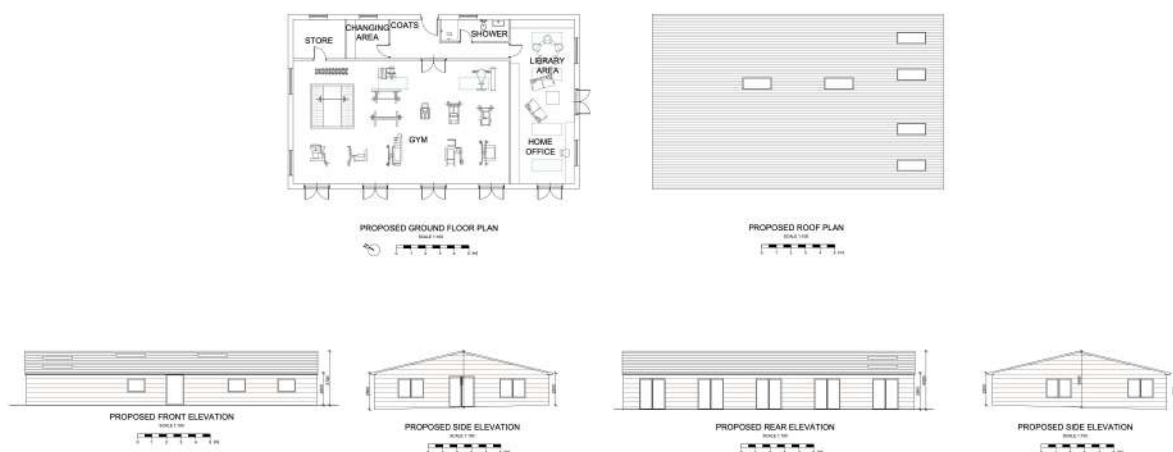
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GARDEN SHED/ STORAGE

PRIMROSE LODGE GARDEN MUSIC THEATRE	
ALBERT	St. David
GARDEN SHED/STORAGE	
SCALE 1:100 (S.S.)	DATE Feb 2020
DRAWN BY A.H. 11	REVISION

Courtesy © iStockphoto

GYM



PRIMROSE LODGE Glenview Road, WYKE, WILTS			
CLASSE		SB 1 (Class)	
GYM PLANS & ELEVATIONS			
Scale:	1:100 (20)	DATE:	Feb 2005
Author:	W.L.C.	APPROVED:	

Site 6 is a live site. In 2024 planning permission was granted for the demolition of existing dwelling and new replacement two storey dwelling; associated with accommodation within the roofspace served by dormers first floor balcony, landscaping works, installation of solar panels and installation of an air source heat pump under reference number 24/1601/FUL. Construction may already have begun and if not should be treated as imminent. In our view the site can be considered a high risk of development. If developed the site is unlikely to have a significant impact on the subject property. Relevant plans of the consented development are attached for your consideration.



Site Plan



Elevations



Site 7 has no relevant planning history and can be considered a low/medium risk of development. If developed the site is unlikely to have a significant impact on the subject property. If development was to be attempted on this site and you were not supportive we would recommend you request more detailed reports on the application site title from your solicitor. Whilst this would reasonably incur an extra legal fee it may uncover a covenant that may control the development potential of this land.



Site 8 has relevant planning history. In 2002 a planning application was submitted for the demolition of existing bungalow and erection of a pair of semi-detached houses under reference number 02/01020/FUL. The applicant subsequently withdrew the application. If this property has not changed hands then the planning history must be taken as an indication of the landowners intent to develop this land. In our view the site retains development potential and can be considered a medium/high risk of development. If developed the site will have a significant impact on the subject property. At the time of writing plans of the withdrawn application were not available online however paper copies may be available from the Local Planning Authority office. If development was to be attempted on this site and you were not supportive we would recommend you request more detailed reports on the application site title from your solicitor. Whilst this would reasonably incur an extra legal fee it may uncover a covenant that may control the development potential of this land.





Site 9 has been assessed through the Strategic Housing Land Availability Assessment (SHLAA) process as a potential location for development. The site was found to be unsuitable for development. This indicates that whilst the owner may be keen to develop the land, the Local Planning Authority are unlikely to grant planning permission. It should be noted that this land could be promoted again in the future. The site can be considered a low/medium risk of development. If developed the site will have a significant impact on the subject property. If development was to be attempted on this site and you were not supportive we would recommend you request more detailed reports on the application site title from your solicitor. Whilst this would reasonably incur an extra legal fee it may uncover a covenant that may control the development potential of this land.



Site Assessment

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CF566	Land at London Road, Rickmansworth	Batchworth/ Rickmansworth	1.7

Site Description The site is greenfield land and is currently an unused field, with a former use as grazing land. The northern boundary is formed by London Road (A404), with trees and vegetation also along the boundaries. The south-eastern and north-western boundaries are also tree-lined. Batchworth Heath Farm and a cattery are located to the immediate south of the site, with woodland beyond this as well as some low-density residential development. To the immediate east is the Nine of Herts Golf Course. There is low-density development along London Road.	
Use(s) Proposed Residential	
Planning History There is no relevant planning history on the site.	
Suitability Policy Constraints: - Green Belt - Heritage Assets Listed Buildings - Conservation Area - Historic Park and Garden - AONB	Green Belt: The site is located in the Green Belt. The site was not assessed as part of the Stage 2 Green Belt Review as it is not an edge of settlement site. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. Historic Environment: The Grade II* Registered Park and Garden of Moor Park lies to immediate north of the site, on the opposite side of London Road. To the east of the site lies Batchworth Heath Conservation Area which contains several Grade II Listed Buildings close to its western edge (Ye Old Greene Manne Public House, Batchworth Heath House, Ebury and Batchworth Cottages). The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment. Any application would have to be accompanied by a detailed heritage statement and pre-application discussions with the Conservation Officer to ensure that design protects the setting of the designated assets.



Site Assessment

Appendix 7a – Call for Sites Detailed Assessments

	• Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.				
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: This north-western portion of the site ranges from low to high risk of surface water flooding. • Contamination: The site is adjacent to a historic landfill site (Site Ref: EAHLD12365 - Batchworth Heath Farm, Griggs Field). • Access: Access would need to be provided from London Road.				
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree	• The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development.				
Further Constraints/Considerations: • Settlement Hierarchy (Core Strategy, 2011): The site is located outside of any settlement defined in the Settlement Hierarchy.					
Availability (ownership/legal issues)					
The site is in single ownership and the site is being promoted by the landowner.					
Achievability					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density					
Landowner Proposed DPH	32-88	Landowner Proposed Dwelling Range		55-150	
Indicative DPH	20-30	Indicative Dwelling Range		34-51	
Phasing					
0-5 years	x	6-10 years		11-15 years	16+ years
Conclusion					
The site is washed over by the Green Belt and is not located within or at the edge of a higher tier settlement or an inset village. Harm to the Green Belt of releasing land on which the site is located is considered to be at least high and the site is non-strategic. Allocating the site would not outweigh harm to the Green Belt, if released. The site is not located in a sustainable location. It is therefore considered unsuitable for residential development.					
Suitable	No	Available	Yes	Achievable	Yes

Site 10 shows some potential to be promoted for development. This would either require promoting the site through the local plan or submitting an application for development. Promotion of land through the local plan is a uncertain, long and expensive process but has become increasingly common since the introduction of the National Planning Policy Framework. Planning applications for new build development on greenfield land, outside existing settlements, are now sometimes permitted. These are generally in councils that have failed to provide a proven five year supply of housing. If you are concerned about such a development we strongly suggest that you contact the Local Council's Planning Department and ask specifically if any such proposals have been discussed. In the spirit of being thorough we would recommend that you ask your solicitor to examine the relevant title documents to establish whether any developer has registered a caution against this land. The presence of a caution on the title should be taken as evidence that a developer has also recognised that the land has development potential. You should expect additional charges from your solicitor if you require these investigations to be undertaken. The land is close to the edge of an existing settlement. Almost all settlements at some point have to be considered for expansion to provide for the growing need for homes. As such the risk of development will always be present in these locations. We consider the land a low risk of development. If developed the site will have a significant impact on the subject property. Development of this site may require a number of owners to be willing to sell at the same time which is rarely successful. Whilst there can be no denying the potential for development exists it is generally accepted that land assemblies are low risk as so many people are required to participate. If development was to be attempted on this site and you were not supportive we would recommend you request more detailed reports on the application site title from your solicitor. Whilst this would reasonably incur an extra legal fee it may uncover a covenant that may control the development potential of this land.



Site 11 shows some potential to be promoted for development. This would either require promoting the site through the local plan or submitting an application for development. Promotion of land through the local plan is a uncertain, long and expensive process but has become increasingly common since the introduction of the National Planning Policy Framework. Planning applications for new build development on greenfield land, outside existing settlements, are now sometimes permitted. These are generally in councils that have failed to provide a proven five year supply of housing. If you are concerned about such a development we strongly suggest that you contact the Local Council's Planning Department and ask specifically if any such proposals have been discussed. In the spirit of being thorough we would recommend that you ask your solicitor to examine the relevant title documents to establish whether any developer has registered a caution against this land. The presence of a caution on the title should be taken as evidence that a developer has also recognised that the land has development potential. You should expect additional charges from your solicitor if you require these investigations to be undertaken. The land is close to the edge of an existing settlement. Almost all settlements at some point have to be considered for expansion to provide for the growing need for homes. As such the risk of development will always be present in these locations. We consider the land a low risk of development. If developed the site may have some slight impact on the subject property. If development was to be attempted on this site and you were not supportive we would recommend you request more detailed reports on the application site title from your solicitor. Whilst this would reasonably incur an extra legal fee it may uncover a covenant that may control the development potential of this land.



Site 12 shows some potential to be promoted for development. This would either require promoting the site through the local plan or submitting an application for development. Promotion of land through the local plan is a uncertain, long and expensive process but has become increasingly common since the introduction of the National Planning Policy Framework. Planning applications for new build development on greenfield land, outside existing settlements, are now sometimes permitted. These are generally in councils that have failed to provide a proven five year supply of housing. If you are concerned about such a development we strongly suggest that you contact the Local Council's Planning Department and ask specifically if any such proposals have been discussed. In the spirit of being thorough we would recommend that you ask your solicitor to examine the relevant title documents to establish whether any developer has registered a caution against this land. The presence of a caution on the title should be taken as evidence that a developer has also recognised that the land has development potential. You should expect additional charges from your solicitor if you require these investigations to be undertaken. The land is close to the edge of an existing settlement. Almost all settlements at some point have to be considered for expansion to provide for the growing need for homes. As such the risk of development will always be present in these locations. We consider the land a low risk of development. If developed the site may have some slight impact on the subject property. Development of this site may require a number of owners to be willing to sell at the same time which is rarely successful. Whilst there can be no denying the potential for development exists it is generally accepted that land assemblies are low risk as so many people are required to participate.



Development Potential / Alternative Use of the Property

LOW / MEDIUM

Site Size:

87.66 Acres

35.41 Hectares

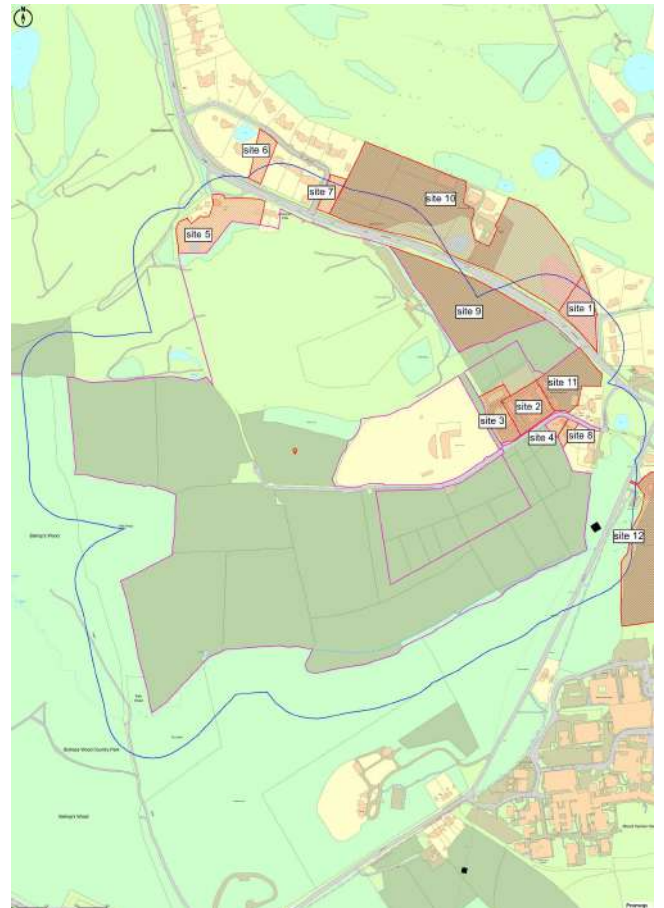
The subject property may have some long term strategic potential. Two parts of the subject property have been assessed through the Strategic Housing Land Availability Assessment (SHLAA) as currently unsuitable for development.

Part of the land fronting London Road could also be promoted as a future development site through the Local Plan process.

Any application for development on any of these areas should be considered speculative and may be refused by the Local Planning Authority.

The planning history for the subject property is attached for your consideration.

All the land is outside the defined settlement where the presumption is against development. Development would therefore be resisted by the council. That said given that the council have failed to find an adequate supply of housing there would be a window of opportunity to promote the land for development. Strictly speaking the council would have to support such an application as the benefit to housing supply would outweigh any harm. On balance though we still see such a proposal as highly speculative and is more likely to fail than succeed.





Appendix 7d – Previously Considered Sites Detailed Assessments

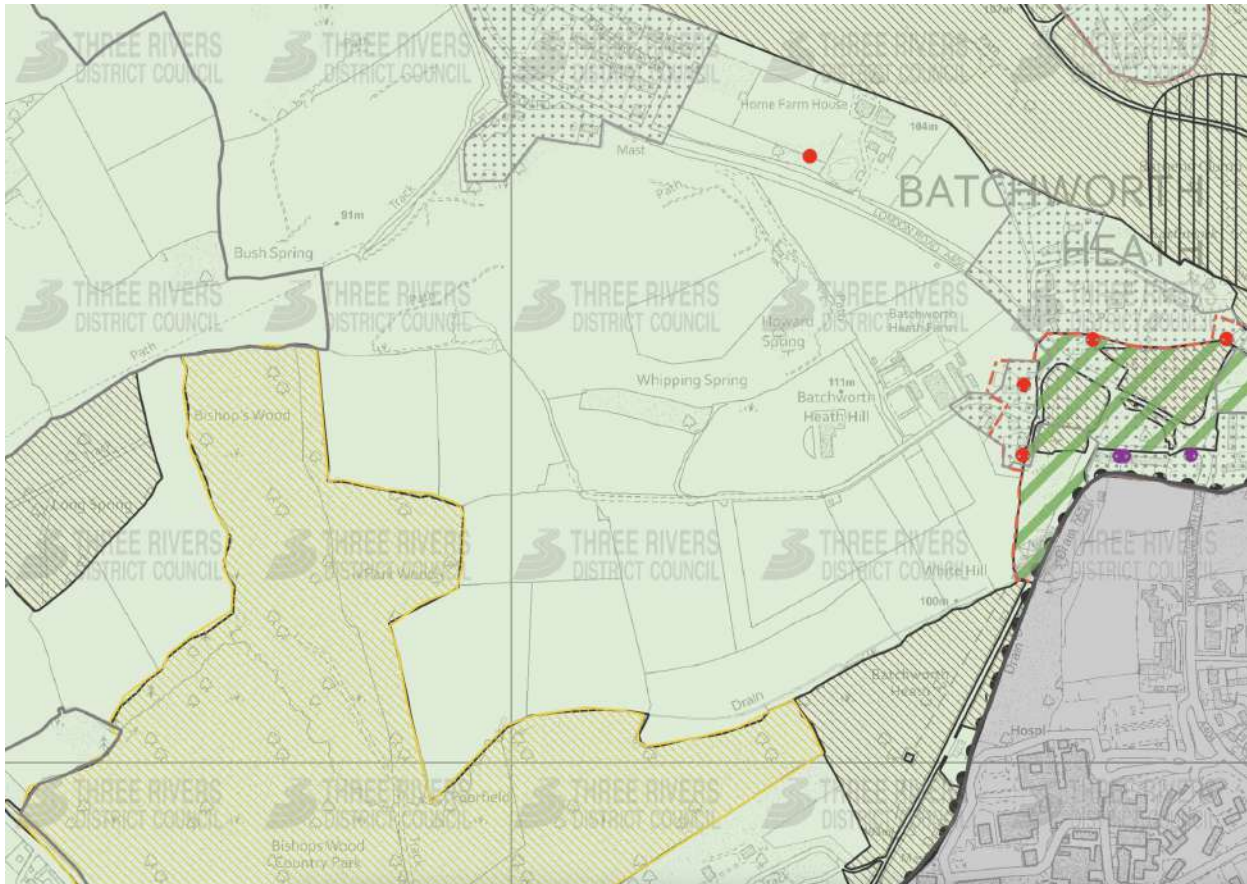
Site Ref	Address	Settlement	Site Area (ha)
PCS15	Griggs Field, Batchworth	Batchworth	11.3

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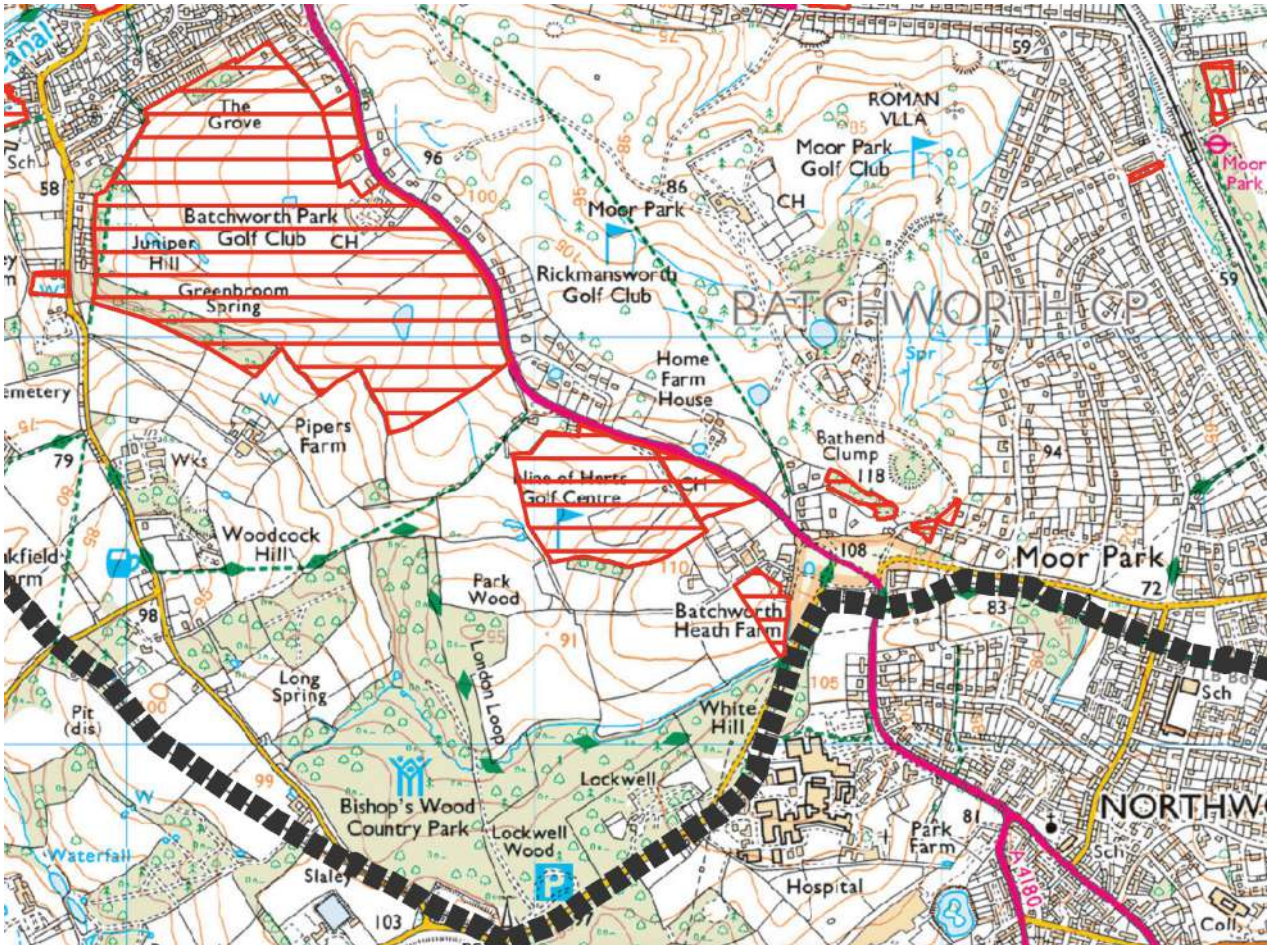


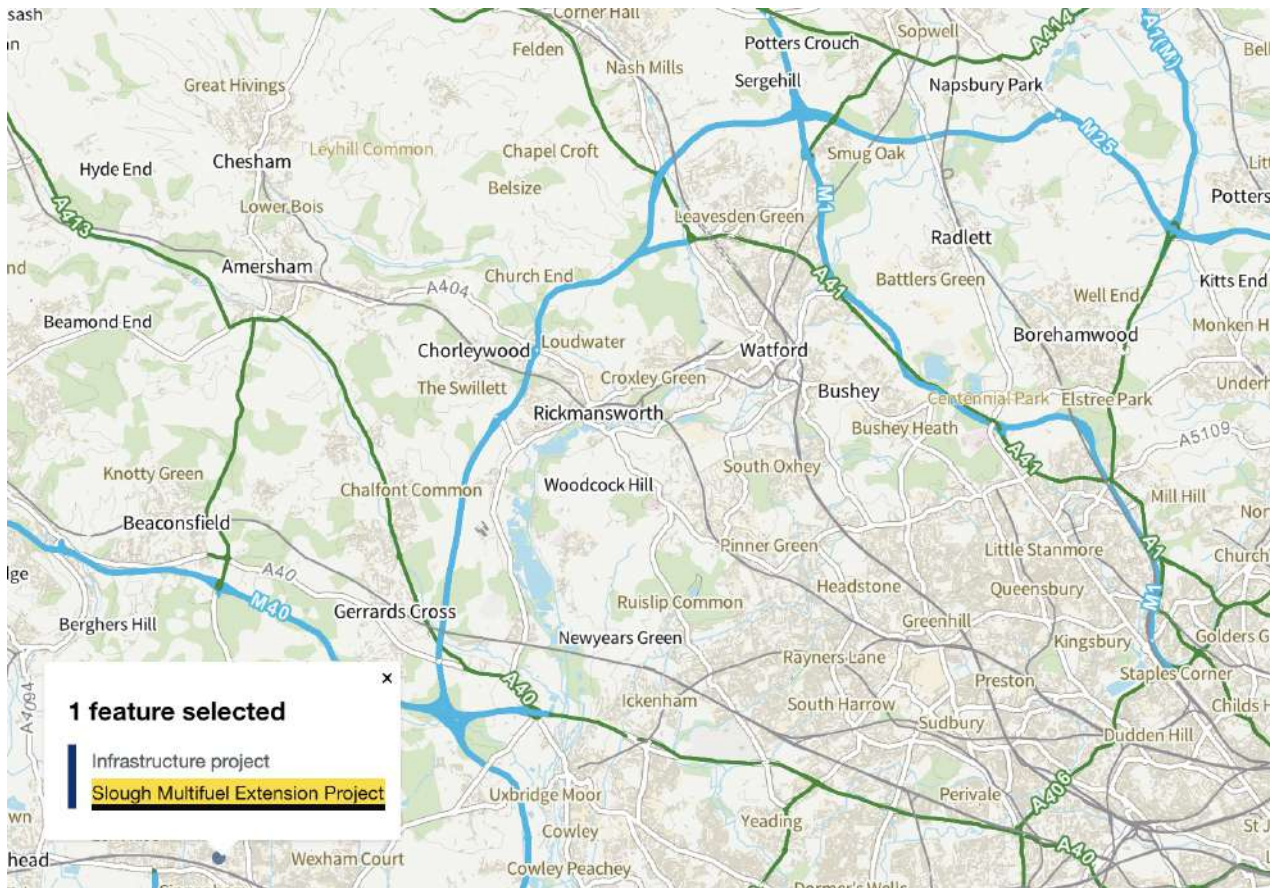
Appendix 7d – Previously Considered Sites Detailed Assessments

• Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	west (low-medium risk) and also along the northern and southern boundaries (low-medium risk). • Contamination: The majority of the site is on historic landfill (Site EAHLD12365 – Batchworth Heath Farm). • Access: There is an existing access from the A404. HCC Highways advise that this would likely need improvement due to intensification of use and to allow pedestrian access.						
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree	• None identified.						
Further Constraints/Considerations: • The Playing Pitch Strategy Assessment (2019) recognises that the Nine of Herts Golf Club offers non-traditional golf facilities¹, which helps to meet the most prominent type of golfing demand in the District². The PPS Assessment states that the current level of non-traditional golf facilities may be insufficient to fully engage casual golfers. Subsequently, the PPS Strategy & Action Plan recommends that the existing golfing offer available in the District should be enhanced and that the creation of alternative non-traditional provision should be considered. The PPS Strategy & Action Plan recommends that the Nine of Herts Golf Club should be retained and its quality sustained through appropriate maintenance. • HCC Highways state that site is in a detached location with minimal opportunity for any form of travel other than private car. HCC Highways state that the A404 is currently likely to discourage walking/cycling and there are no bus services within 400m, with the site unlikely to accommodate a diversion that would be viable in the long term. • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of Batchworth Park which is classified as an “Other Settlement” in the Settlement Hierarchy and is washed over by the Green Belt.							
Availability (ownership/legal issues) The site is being promoted by the landowner.							
Achievability The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH	22	Landowner Proposed Dwelling Range	250				
Indicative DPH	20-30	Indicative Dwelling Range	225-340				
Phasing							
0-5 years	x	6-10 years	x	11-15 years	x	16+ years	
Conclusion							
The PPS Strategy & Action Plan, forming part of the Open Space, Sport and Recreation Study (2019), states that the current supply of golf facilities in Three Rivers can meet current and future demand; the Nine of Herts Golf Course (Site PCS15) forms part of this supply. The Strategy and Action Plan recommends that the Nine of Herts Golf Club should be retained and its quality sustained through appropriate maintenance. The draft Local Plan also seeks to protect existing sport and recreation facilities (including golf courses/facilities). It is therefore considered that the site’s current use should be protected. The site is also washed over by the Green Belt and is not located within or at the edge of a higher tier settlement or an inset village. The site is not in a sustainable location. For the reasons set out above, the site is considered unsuitable for residential development.							
Suitable	No	Available	Yes	Achievable	Yes		



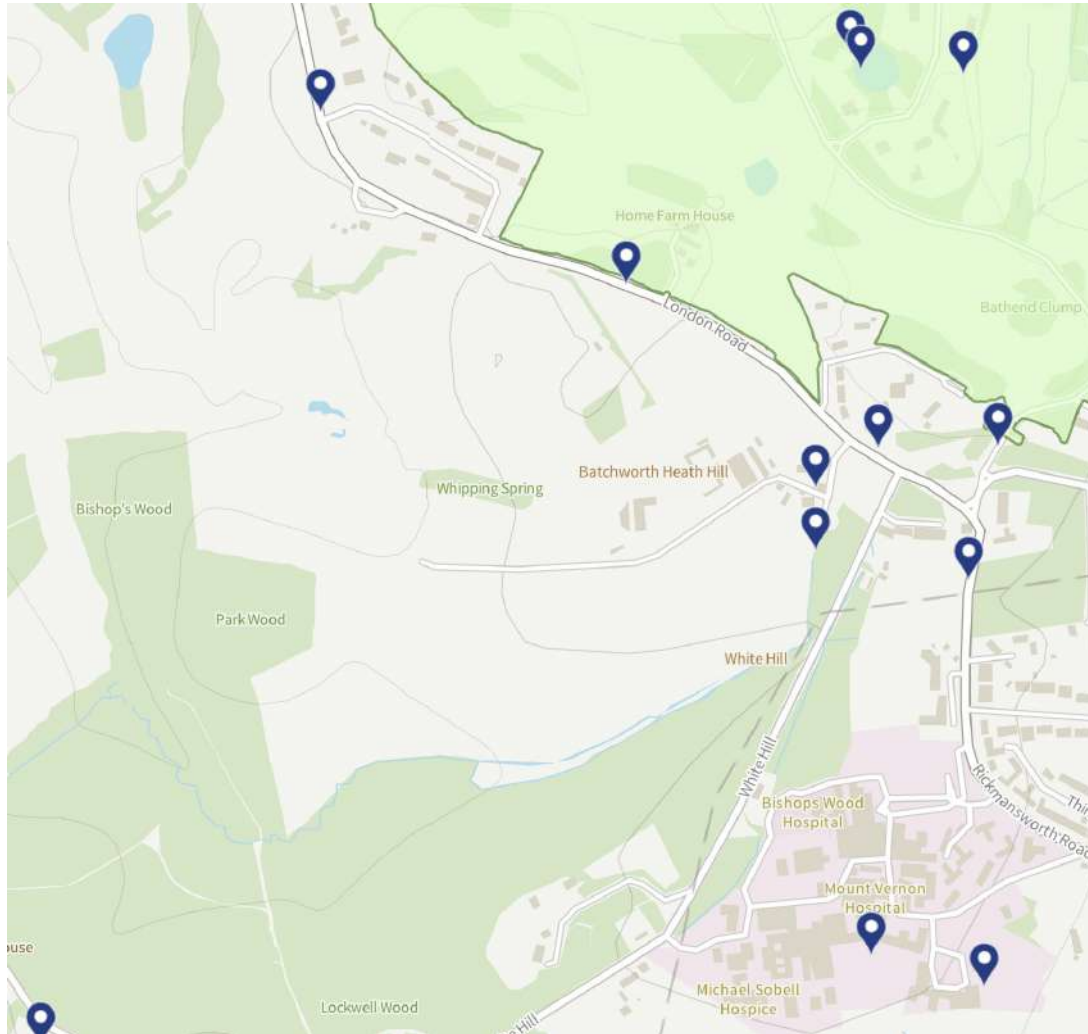
	Metropolitan Green Belt		Housing Development Site
	Area of Outstanding Natural Beauty		Employment Site
	Chilterns Landscape Area		Mixed Use
	Central River Valleys Landscape Area		Leavesden Studios Operations
	South Herts Plateau Landscape Area		Leavesden Studios Operations Backlot
	Site of Special Scientific Interest		Primary Shopping Frontage
	Langleybury and The Grove		Secondary Shopping Frontage
	Local Wildlife Site		Local Shopping Frontage
	Nature Reserve (LNR or Wildlife Trust)		Open Space
	Conservation Area		Education Build Area
	Site of Archaeological Interest		Education Allocation
	Scheduled Ancient Monument		Maple Lodge Sewage Works
	Locally Important Buildings		HS2 Safeguarding Zones
	Brownfield Register		County Waste Allocation
	Grade 1 and Grade II Listed Buildings		Floodzone 2
			Floodzone 3a
			Floodzone 3b





Appendix C: Sites and Yards Lists (June 2016)

Site/Yard	Authorised Pitches or Plots	Unauthorised Pitches or Plots
Public Sites		
None	-	-
Private Sites with Permanent Permission		
Fir Trees, Sarratt	2	-
Land adjacent 321B Uxbridge Road	1	-
The Oaklands, Bedmond	20	-
Private Sites with Temporary Permission		
Little Lily, Lings Langley	4	-
Old House Lane, Langleybury	3	-
Tolerated Sites – Long-term without Planning Permission		
None	-	-
Unauthorised Developments		
None	-	-
TOTAL PITCHES	30	0
Authorised Travelling Showpeople Yards		
Rear of 317-319 Uxbridge Road, Mill End	16	-
Rear of 321 Uxbridge Road, Mill End	2	-
Unauthorised Travelling Showpeople Yards		
None		
Tolerated Travelling Showpeople Yards		
Brickfield Farm, Carpenders Park	-	15
Meander, Sarratt	-	2
Woodyard, Sarratt	-	2
TOTAL PLOTS	18	19
Transit Provision		
None	-	-





Three Rivers District Council Housing Land Supply Update – December 2024

Council considers inclusion of a windfall allowance serves to portray a more accurate reflection of development trends within the District.

- 3.4 The Site Allocations LDD was adopted by the Council on 25 November 2014. The document allocates specific sites for housing, employment, education and recreation to achieve the requirements as set out in the Core Strategy. Sites for housing have been included in the five year housing land supply where there is full permission for major development, outline or full permission for minor development or where there is clear evidence that housing completions will begin within five years. A full list of these sites and sites that benefit from planning permission are included in Appendices 1 and 2 of this report.

- 3.5 The five year housing supply for the District consists of the following:

Table 3: Three Rivers Housing Supply

	24/25	25/26	26/27	27/28	28/29
Sites Not Yet Started	52	174	148	61	0
Sites Under Construction	189	213	44	0	0
Outstanding C2 Developments	0	39	0	0	0
Windfall Allowance	63	63	63	63	63
Sites allocated in the SALDD	0	0	6	30	33
Sub Total	304	489	261	154	96
Total	1304				

- 3.6 At **1,304 dwellings** the Council can show **1.7 years (1.697)** supply of deliverable housing.⁸
- 3.7 Table 4 below shows how the five year housing land supply requirement and supply figure is calculated.

Table 4: Summary of Five Year Housing Requirement & Supply Calculation

	Source	Dwellings	Notes
A	Requirement for next five years	3,200	Standard method (640) x 5 = 3200
B	Housing completions (net) over plan period (2001/02 to 2023/24)	4,886	As set out in Table 2 (including C2 conversion)
C	Plus residual shortfall	0	Not required as standard method is used to calculate five-year requirement
D	Plus 20% buffer	128	20% of 640 = 128
E	<i>Total five year requirement</i>	3840	3,200 + (128x5)
F	<i>Annual requirement</i>	768	3,840 / 5
G	Total deliverable dwellings	1,304	As set out in Table 3
H	Deliverable housing supply	1.7 years	1,304 / 768

Source: Local Planning Authority Housing Land Supply Statement



PLANNING HISTORY OF SUBJECT PROPERTY

Property History

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Batchworth Heath Farm Batchworth Heath Rickmansworth Hertfordshire WD3 1QB

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Address **Property History (9)** Constraints (14) Map

Planning Applications (8)

- [Demolition of existing stables and barns and erection of seven detached dwellings with associated access and landscaping works including new access](#)
Ref. No: 15/1612/FUL | Status: Application Refused
- [Demolition of existing stables and barns and erection of six dwellings with associated access and landscaping works including new access](#)
Ref. No: 16/0854/FUL | Status: Application Permitted
- [Relocation of existing cattery buildings and erection of new office with toilets and kitchen](#)
Ref. No: 16/2679/FUL | Status: Application Refused
- [Discharge of Condition 4 \(Right of Access\) pursuant to planning permission 16/0854/FUL](#)
Ref. No: 17/1863/DIS | Status: Determined
- [Demolition of existing cattery units and associated buildings and erection of two detached residential bungalows with associated access, parking and curtilages](#)
Ref. No: 18/2326/FUL | Status: Application Permitted
- [Retrospective: Installation of ground source heat pump with associated dry cooler](#)
Ref. No: 23/0301/RSP | Status: Application Permitted
- [Part Retrospective: Change of use of land as an amendment to the residential curtilage, associated landscaping changes including formal garden areas, hard standing for vehicular access and parking and installation of entrance gate and pillars](#)
Ref. No: 23/1221/RSP | Status: Application Permitted
- [Removal of Condition 6 \(Permitted Development Rights\) of planning permission 23/1221/RSP](#)
Ref. No: 24/1594/FUL | Status: Application Refused

Planning Appeals (1)

- [Demolition of existing stables and barns and erection of seven detached dwellings with associated access and landscaping works including new access](#)
Ref. No: 16/0011/REF | Status: Dismissed



((/5))

**THREE RIVERS DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990 : SECTION 70
PERMISSION TO DEVELOP LAND**

To : Mr Paren Nathwani
1 Saivilla
Farrington Place
Northwood
Middlesex
HA6 3SW

Site : **9 Park Close Rickmansworth Hertfordshire**
Proposed Development : Demolition of existing dwelling and construction of a new dwelling house comprising of two storey and loft conversion with basement and associated landscape works
Ref No : 18/0145/FUL
Date Received Valid: 23 January 2018

In pursuance of its powers under the above mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council as Local Planning Authority hereby **PERMITS** the development proposed in your application as set out above and shown on the plan numbers detailed in the approved plan condition below and accompanying the application.

Consent is subject to the following conditions :-

- 1 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: P01 Rev B, P02 Rev A, P03 Rev B, P04 Rev C, P05 Rev B, P06 Rev B, P07 Rev B, P08 Rev C, P09 Rev C, P10 Rev C, P11 Rev B, P12, TRDC001 (All Existing Drawings), TRDC002 (Existing Block Plan) and TRDC003 (Location Plan).

Reason: For the avoidance of doubt and in the proper interests of planning and to maintain the openness of the Metropolitan Green Belt, in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2, DM4, DM6, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

- 3 Before any building operations above ground level hereby permitted are commenced, 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).

- 4 No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. Any topping or lopping approved shall be carried out in accordance with BS: 3998 (2010) 'Tree work - Recommendations'. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st October to 31st March) following their loss or removal.



((/4))
18/0145/FUL

Reason: The existing trees/hedgerows/shrubs represent an important public visual amenity in the area and should be protected in accordance with 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).

- 5 Prior to the commencement of works on the replacement dwelling and garage hereby permitted all existing buildings on site shall be demolished and all resultant materials completely removed from the site.

Reason: In order to ensure an orderly development in the interests of amenity and to comply with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- 6 Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other revoking and re-enacting that order with or without modification) no development within the following Classes of Schedule 2 of the Order shall take place.

Part 1

- Class A - enlargement, improvement or other alteration to the dwelling
- Class B - enlargement consisting of an addition to the roof
- Class C - alteration to the roof
- Class D - erection of a porch
- Class E - provision of any building or enclosure
- Class F - any hard surface

Part 2

Class A - erection, construction, maintenance or alteration of a gate, fence, wall or other means of enclosure

Class B - The formation, laying out and construction of a new access.

No development of any of the above classes shall be constructed or placed on any part of the land subject of this permission.

Reason: To ensure adequate planning control over further development having regard to the limitations of the site and neighbouring properties and in the interests of the visual amenities of the site and the area in general, in accordance with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- 7 Prior to occupation of the development hereby permitted, a plan indicating the positions, design, materials and type of boundary treatment to be erected on the site shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be erected prior to occupation in accordance with the approved details and shall be permanently maintained as such thereafter.

Reason: To ensure that appropriate boundary treatments are proposed to safeguard the amenities of neighbouring properties and the character of the locality 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 The development shall be carried out in accordance with the approved details and Energy Statement.

Reason: In the interests of visual amenity and to meet the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM4 of the Development Management Policies LDD (adopted July 2013) and to make as full a contribution to sustainability as possible.

- 9 Prior to the commencement of the development, two dusk emergence / dawn re-entry surveys should be undertaken during May - August inclusive (to determine with confidence whether bats are roosting and, should this be the case, the outline Mitigation measures (ref: Preliminary Roost

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((/4))
18/0145/FUL

Assessment by Cherryfield Ecology dated 17 January 2018) should be modified as appropriate based on the results and then be submitted to the Local Planning Authority for written approval.

Reason: To ensure to ensure that any protected species are safeguarded 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).

INFORMATIVES :-

- 1 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 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) - If your development is liable for CIL payments, it is a requirement under Regulation 67 (1) 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.

- 2 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 submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.
- 3 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.
- 4 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

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((/4))
18/0145/FUL

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. A list of bat consultants can be obtained from Hertfordshire Ecology on 01992 555220).

- 5 The applicant is advised that a Public Right of Way runs adjacent to the application site. This Right of Way must be protected to a minimum width of 2m and its current surface condition maintained. The Right of Way must remain unobstructed by vehicles, machinery, materials, tools and any other aspects of construction during works. The safety of the public using the route should be paramount. The condition of the route must not deteriorate as a result of the works. All materials are to be removed at the end of construction.

If these standards cannot be reasonably be achieved then a Temporary Traffic Regulation Order would be required to close the affected route and divert users for any periods necessary to allow works to proceed. A fee would be payable to Hertfordshire County Council for such an order.

- 6 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 website <http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047.
- 7 It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and 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 are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.
- 8 The applicant is reminded that the land marked in blue and as shown on TRDC002 does not form part of the residential curtilage and cannot be used as amenity space. The land should remain open and shall not at any point be included within the residential curtilage of the replacement dwelling.

Please note that this consent grants planning permission subject to any conditions listed above. It does **NOT** overcome the need to obtain any consents under other legislation (e.g. Building Regulations, Environmental Protection, Wildlife and Countryside Act 1981, Water Resources Act 1991 and the Land Drainage Byelaws 1981) or obtain agreement under private land law (e.g. due to restrictive covenants and easements). Leaseholders are advised to consult their Landlord/Freeholder prior to carrying out any work. Please also note that any damage to the verge, footway or highway caused as a result of implementing your permission is your responsibility and will be pursued by Hertfordshire County Council under Section 133 of the Highways Act 1980.

Dated: 19 March 2018

K. Rowley

Signed
Kimberley Rowley
Head of Regulatory Services
On behalf of Director of Community & Environmental Services,
Three Rivers District Council, Three Rivers House, Northway, Rickmansworth, Herts WD3 1RL

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**THREE RIVERS DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990 : SECTION 70
PERMISSION TO DEVELOP LAND**

To : John Hallam Associates Ltd
Mr John Hallam
4 Essex House
Cromwell Park
Banbury Road
Chipping Norton
OX7 5SR

On behalf of
Mr And Mrs Eric And Diana
Price

Site : **Batchworth Heath Farm And Livery Batchworth Heath Rickmansworth**

Proposed Development : Demolition of existing stables and barns and erection of six dwellings with associated access and landscaping works including new access

Ref No : 16/0854/FUL

Date Received Valid: 14 June 2016

In pursuance of its powers under the above mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council as Local Planning Authority hereby **PERMITS** the development proposed in your application as set out above and shown on the plan numbers detailed in the approved plan condition below and accompanying the application.

Consent is subject to the following conditions :-

- 1 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
214648-201, 214648-202, 214648-203, 214648-204, 214648-205, 214648-206, 214648-207A, 214648-208A, 214648-209, 214648-210, 214648-211, 214648-212, 214648-213A, 214648-214, 214648-215, 214648-216A, 214648-217, 214648-218, 214648-219, 214648-220, 214648-221, 214648-222, 214648-223 and TRDC001 (Site Survey).

Reason: For the avoidance of doubt, in the proper interests of planning and in accordance with Policies CP1, CP2, CP3, CP4, CP8, CP9, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2, DM3, DM4, DM6, DM7, DM10, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

- 3 The development shall not begin until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall provide for:
 - i. construction vehicle access including turning, and vehicle size details demonstrating that access from the highway of London Road to the application site would be achievable without detriment to other users and residents;
 - ii. construction vehicle movements, including delivery hours which should avoid peak periods (0730 to 0900 and 1700 to 1830);
 - iii. adequate provision to control, mitigate and address any abnormal wear and tear to the access from the highway of London Road to the application site;
 - iv. parking arrangements for site operatives and visitors which should ensure that there would be no parking associated with construction on Batchworth Heath Common;
 - v. dust control; and
 - vi. wheel washing facilities.

The approved Plan shall be implemented throughout the construction programme.



16/0854/FUL

Authority. The approved details and energy saving measures detailed within the submitted Energy Statement shall be implemented prior to occupation of the development and shall be permanently maintained thereafter.

Reason: This is a pre commencement condition to ensure that the development meets the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM4 of the Development Management Policies LDD (adopted July 2013) and to make as full a contribution to sustainable development principles as possible.

- 8 No works of site clearance, demolition or construction shall take place until the cattery buildings within and to the west of the application site on land within the control of the applicant (Building 9 as indicated on drawing 214648-221 shown to be removed on drawings 214648-215 and 214648-222) have been removed from the site and the land restored in accordance with a scheme to scheme that has first been submitted to and agreed in writing by the Local Planning Authority.

Reason: This is a pre commencement condition in the interests of visual amenity and the openness of the Green Belt in accordance with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policy DM2 of the Development Management Policies LDD (adopted July 2013).

- 9 Before any building operations above ground level hereby permitted are commenced, 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 ensure that the external appearance of the building is satisfactory in accordance with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2, DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- 10 The parking and turning spaces shall be constructed in accordance with the approved plans prior to the first occupation of any part of the development hereby permitted. The parking and turning spaces shall thereafter be kept permanently available for the use of residents and visitors to the site.

Reason: To ensure that adequate off-street parking and manoeuvring space is provided within the development so as not to prejudice the free flow of traffic and in the interests of highway safety on neighbouring highways and the character of the area in accordance with Policies CP1, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM2 and DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

- 11 The development shall not be occupied until a scheme for the separate storage and collection of domestic waste has been submitted to and approved in writing by the Local Planning Authority. Details shall include the siting, size and appearance of refuse and recycling facilities on the site. The development hereby permitted shall not be occupied until the approved scheme has been implemented and these facilities shall be retained permanently thereafter.

Reason: To ensure that satisfactory provision is made, in the interests of amenity and to ensure that the visual appearance of such provision is satisfactory in compliance with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2, DM10 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- 12 Should they be required, detailed proposals for fire hydrants serving the development as incorporated into the provision of the mains water services for the development, whether by means of existing water services or new mains or extension to or diversion of existing services or apparatus, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of development. The development shall thereafter be implemented in accordance with the approved details prior to occupation of any building forming part of the development.

Reason: To ensure that there is adequate capacity for fire hydrants to be provided and to meet the requirements of Policies CP1 and CP8 of the Core Strategy (adopted October 2011).

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16/0854/FUL

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by application form; the relevant form is available on the Council's website (www.threerivers.gov.uk). Fees are £97 per request (or £28 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. The Council's Building Control section can be contacted on telephone number 01923 727132 or at the website above for more information and application forms.

Where possible, energy saving and water harvesting measures should be incorporated. Information on this is also available from the Council's Building Control section. 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.

- 2 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.
- 3 All works required to be undertaken on the adjoining Highway will require an Agreement with Hertfordshire County Council as the Highway Authority.
- 4 In relation to biodiversity, the applicant is advised of the following:
 - Protected Species - It is an offence to take or disturb the breeding or resting location of protected species and precautionary measures should be taken to avoid harm where appropriate. If protected species, or evidence of them, is discovered during the course of any development, works should stop immediately and advice sought as to how to proceed. This may be obtained from: Natural England: 0300 060 3900; The UK Bat Helpline: 0845 1300228 or Herts & Middlesex Bat Group: www.hmbg.org.uk ; Herts & Middlesex Badger Group; Hertfordshire Amphibian and Reptile Group, or a suitably qualified ecological consultant.
 - For birds, the removal of trees & shrubs should be avoided during the breeding season (March to September inclusive). If this is not possible then a search of the area should be made by a suitably experienced Ecologist and if active nests are found, then clearance must be delayed until the last chick has fledged.
 - Soft landscaping - new trees and shrubs should be predominantly native species, particularly those that bear blossom and fruit (berries) to support local wildlife. Where non-native species are used they should be beneficial to biodiversity, providing a food source or habitat for wildlife.
 - Any external lighting scheme should be designed to minimise light spill, in particular directing light away from the boundary vegetation to ensure dark corridors remain for use by wildlife as well as directing lighting away from potential roost / nesting sites.
 - Biodiversity enhancements could be incorporated into the development proposal. These could be in form of bat and bird boxes in trees, integrated bat roost units (bricks and tubes) in buildings, refuge habitats (e.g. log piles, hibernacula) for reptiles at the site boundaries. These should be considered at an early stage to avoid potential conflict with any external lighting plans. Advice on type and location of habitat structures should be sought from an ecologist.
- 5 The applicant is advised of the following comments from Thames Water:

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.
- 6 Due to the presence of National Grid apparatus in proximity to the application site, the Applicant should contact National Grid before any works are carried out to ensure National Grid apparatus is not affected by any of the proposed works. Further 'Essential Guidance' can be found on the National Grid website at www.nationalgrid.com or by contacting National Grid on 0800688588.

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**THREE RIVERS DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990 : SECTION 70
PERMISSION TO DEVELOP LAND**

To :	John Hallam Associates Ltd Mr John Hallam 4 Essex House Cromwell Park Banbury Road Chipping Norton Oxon OX7 5SR	On behalf of Mr Eric Price
Site :	Land Adj Batchworth Heath Farm (The Cattery) Batchworth Heath	
Proposed Development :	Demolition of existing cattery units and associated buildings and erection of two detached residential bungalows with associated access, parking and curtilages	
Ref No :	18/2326/FUL	
Date Received Valid:	3 December 2018	

In pursuance of its powers under the above mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council as Local Planning Authority hereby **PERMITS** the development proposed in your application as set out above and shown on the plan numbers detailed in the approved plan condition below and accompanying the application.

Consent is subject to the following conditions :-

- 1 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.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 218752-02 REV-B, 218752-03 REV-C, 218752-04 REV-D, 218752-05 REV-B, 218752-06 and 218752-08.

Reason: For the avoidance of doubt, in the proper interests of planning and in accordance with Policies PSP3, CP1, CP2, CP3, CP4, CP8, CP9, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2, DM3, DM4, DM6, DM7, DM10, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).
- 3 No development shall take place whatsoever until full details of all proposed construction vehicle access (including turning), movements, parking arrangements, dust control and wheel washing facilities have been submitted to and approved in writing by the Local Planning Authority. The relevant details should be submitted in the form of a Construction Management Plan. The approved details shall be implemented throughout the construction programme.

Reason: This is a pre-commencement condition to provide an acceptable development and to minimise danger, obstruction and inconvenience to users of the highway in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).
- 4 No development shall take place whatsoever until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include the location of all existing trees and hedgerows affected by the proposed development, and details of those to be retained, together with a scheme detailing measures for their protection in the course of development.



((/4))
18/2326/FUL

All hard landscaping works required by the approved scheme shall be carried out and completed prior to the first occupation of the development hereby permitted. All soft landscaping works required by the approved scheme shall be carried out in accordance with a programme to be agreed before development commences and shall be maintained including the replacement of any trees or plants which die are removed or become seriously damaged or diseased in the next planting season with others of a similar size or species, for a period for five years from the date of the approved scheme was completed.

Reason: This condition is a pre commencement condition in the interests of visual amenity 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).

- 5 Before any building operations above ground level hereby permitted are commenced, plans and details of the photovoltaic panels shall be submitted to and approved in writing by the Local Planning Authority. The approved details and energy saving measures detailed within the submitted Energy Statement produced by Fenton Energy dated 30th November 2018 shall be implemented prior to occupation of the development and permanently maintained thereafter.

Reason: To ensure that the development meets the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM4 of the Development Management Policies LDD (adopted July 2013) and to ensure that the development makes as full a contribution to sustainable development as possible.

- 6 Before any building operations above ground level hereby permitted are commenced, 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 ensure that the external appearance of the building is satisfactory in accordance with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2, DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- 7 Before any building operations above ground level hereby permitted are commenced, details of the disposal of surface water from the drive and parking area shall be submitted to and approved in writing by the Local Planning Authority. The works for the disposal of surface water shall be carried out in accordance with the approved details prior to occupation of the development.

Reason: In the interests of highway safety to minimise danger, obstruction and inconvenience to highway users and provide a sustainable system of water drainage and management in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and Policy DM8 of the Development Management Policies LDD (adopted July 2013).

- 8 Prior to the first occupation of the dwellings hereby permitted, all existing buildings/structures as shown on drawing number 218752-06 shall be permanently removed in accordance with drawing number 218752-04 REV-D.

Reason: To ensure that the site is cleared in the interests of the visual amenities of the Green Belt, in accordance with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM2 of the Development Management Policies LDD (adopted July 2013).

- 9 Prior to the first occupation of the dwellings hereby permitted, the biodiversity measures including bat boxes and bat tubes shall be implemented in accordance with drawing number 218752-09 (Biodiversity Plan).

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).

- 10 Prior to the first occupation of the dwellings hereby permitted, all boundary treatments shall be constructed in accordance with drawing number 218752-04 Rev D and shall be permanently retained thereafter.

Reason: In the interests of visual amenity of the area, safeguarding neighbouring amenity and to preserve the openness of the Green Belt in accordance with Policies CP1, CP11 and CP12 of

DCPEFULZ



((/4))
18/2326/FUL

the Core Strategy (adopted October 2011) and Policies DM1, DM2 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- 11 Immediately following the implementation of this permission, 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 development within the following Classes of Schedule 2 of the Order shall take place.

Part 1

- Class A - enlargement, improvement or other alteration to the dwelling
- Class B - enlargement consisting of an addition to the roof
- Class C - alteration to the roof
- Class D - erection of a porch
- Class E - provision of any building or enclosure
- Class F - any hard surface

Part 2

Class A - erection, construction, maintenance or alteration of a gate, fence, wall or other means of enclosure

No development of any of the above classes shall be constructed or placed on any part of the land subject of this permission.

Reason: To ensure adequate planning control over further development having regard to the interests of the visual amenities of the area and the openness of the Green Belt in accordance with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

INFORMATIVES :-

- 1 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 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.

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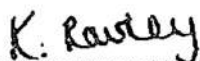


((/4))
18/2326/FUL

- 2 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 submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.
- 3 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.
- 4 The applicant is reminded that this planning permission is subject to either a unilateral undertaking or an agreement made under the provisions of Section 106 of the Town and Country Planning Act 1990.
- 5 Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and 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 are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047

Please note that this consent grants planning permission subject to any conditions listed above. It does **NOT** overcome the need to obtain any consents under other legislation (e.g. Building Regulations, Environmental Protection, Wildlife and Countryside Act 1981, Water Resources Act 1991 and the Land Drainage Byelaws 1981) or obtain agreement under private land law (e.g. due to restrictive covenants and easements). Leaseholders are advised to consult their Landlord/Freeholder prior to carrying out any work. Please also note that any damage to the verge, footway or highway caused as a result of implementing your permission is your responsibility and will be pursued by Hertfordshire County Council under Section 133 of the Highways Act 1980.

Dated: 27 March 2019

Signed 
Kimberley Rowley
Head of Regulatory Services
On behalf of Director of Community & Environmental Services,
Three Rivers District Council, Three Rivers House, Northway, Rickmansworth, Herts WD3 1RL

RIGHT OF APPEAL

If the Applicant is aggrieved by the decision of the Local Planning Authority, he may, in accordance with Section 195 of the Act, appeal to the Secretary of State for the Environment. For further information and appeal forms, go to the following website:

<http://www.planningportal.gov.uk/planning/appeals>

Or contact the Planning Inspectorate Customer Services Team:

Phone: 0303 444 5000

Email: enquiries@pins.gov.uk

Address: The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN

DCPEFULZ



THREE RIVERS DISTRICT COUNCIL

PROCESS SET OUT BY CONDITION A.4 OF SCHEDULE 2 PART 1 CLASS A OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015

(or any other revoking and re-enacting that order with or without modification))

IN ACCORDANCE WITH SECTION 60 (2B) AND (2C) OF THE TOWN AND COUNTRY PLANNING ACT 1990

(as amended by section 4(1) of the Growth and Infrastructure Act 2013)

To : Mr Allan Atkinson
The Cottage
Batchworth Heath Farm And Livery
Batchworth Heath
Rickmansworth
Hertfordshire
WD3 1QB

Site : **The Cottage Batchworth Heath Farm And Livery Batchworth Heath**

Proposed Development : Prior Approval: Single storey rear extension (depth 7 metres, maximum height 3.3 metres, maximum eaves height 2.9 metres)

LPA Ref No : 20/0959/PDE

The Three Rivers District Council, as Local Planning Authority, hereby confirm that their **Prior Approval is not required** for the proposed development at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the Local Planning Authority as indicated on drawings

TRDC 001 (Existing Block Plan), TRDC 002 (Location Plan) 1, 2, 3 ,10

Note: This written notice indicates that from the information that you have submitted, the proposed development would comply with condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

However, If you want confirmation that the proposed development would be lawful (e.g. on the basis that it would comply with all of the limitations and conditions of Schedule 2 Part 1 Class A), then you should submit an (optional) application to the Local Planning Authority for a Lawful Development Certificate (LDC).

Dated: 13 July 2020

Signed.....*K. Rowley*
Kimberley Rowley
Head of Regulatory Services
On behalf of Director of Community & Environmental Services,

INFORMATIVES :-

- 1 The applicant is advised that this notice indicates that the proposed development would comply with condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

It is a requirement of the above condition A.4 that the development shall be carried out in accordance with the information that the developer provided to the Local Planning Authority, unless the Local Planning Authority and the developer agree otherwise in writing.

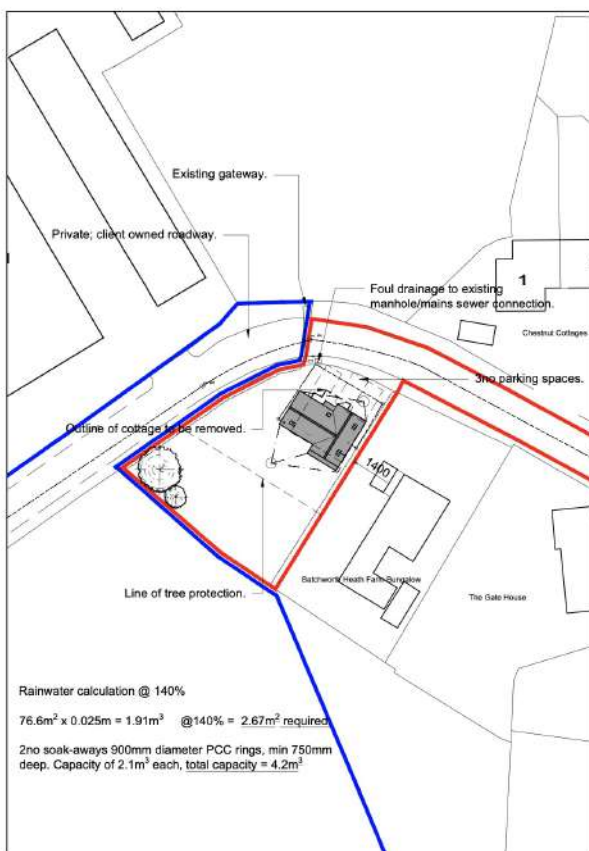
This decision does not constitute a formal determination from the Local Planning

NOPDEZ v3

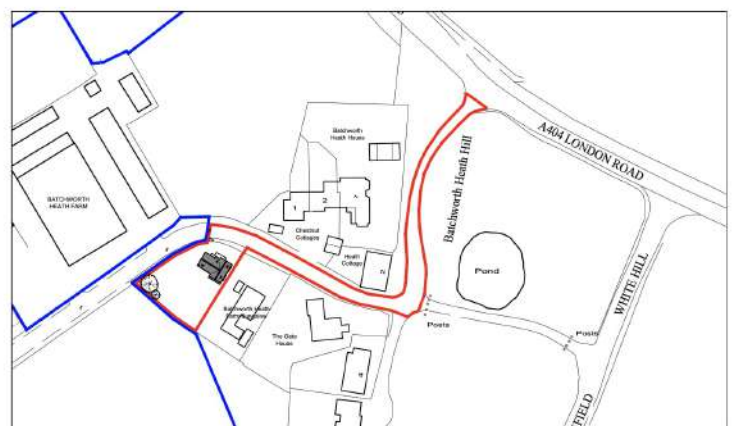


Authority as to whether the proposed development proposed falls within any of the other limitations or conditions of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and does not confirm that the proposed extension is lawful as permitted development. For a determination as to the lawfulness of a proposed extension, developers may apply to the Council for a Certificate of Lawful Proposed Development.

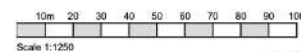
- 2 A larger dormer window is shown to be proposed within the rear roofslope. The grant of prior approval does not also give consent for this element.



SITE PLAN: (1:500)



LOCATION PLAN: (1:1250)



-Rev B - 24/10/2019 - Alteration to parking spaces. - AJH
-Rev A - 23/09/2019 - Dwelling moved away from boundary & alteration to car parking spaces. - AJH

PLANNING ISSUE

J | H |
JOHN HALLAM
ASSOCIATES
LIMITED

ARCHITECTURE • PLANNING • CONSTRUCTION CONSULTANTS • PROJECT MANAGEMENT

CLIENT: **MR E. PRICE**
67 BLACKETTS WOOD DRIVE,
CHORLEYWOOD, HERTS, WP3 1QB

PROJECT: **PROPOSED EXTENSION AT
THE COTTAGE, LONDON ROAD, BATCHWORTH HEATH,
RICKMANSWORTH, HERTS, WP3 1QB.**

TITLE: **SITE AND LOCATION PLANS**

SCALE:	DATE:	DRAWN:	REVISION:	DRAWING NO:
1:500, 1:250 @ A3	09/07/2019	AJH	B	219789-07

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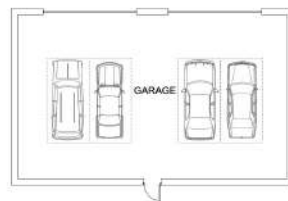
4 Essex House, Cromwell Park,
Barbary Road, Chipping Norton, Oxon, OX7 3SR
Tel: (+44) 01608 646069 Fax: (+44) 01608 646070
Email: info@johnhallamassociates.co.uk
Website: www.johnhallamassociates.co.uk

Site area: 0.153 Hectares.



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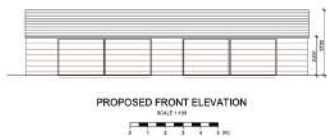
GARAGE



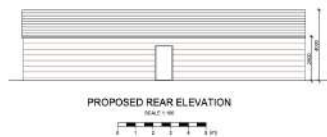
PROPOSED GROUND FLOOR PLAN
SCALE 1:100
0 1 2 3 4 5 6 7 8 9 10



PROPOSED ROOF PLAN
SCALE 1:100
0 1 2 3 4 5 6 7 8 9 10



PROPOSED FRONT ELEVATION
SCALE 1:100
0 1 2 3 4 5 6 7 8 9 10



PROPOSED REAR ELEVATION
SCALE 1:100
0 1 2 3 4 5 6 7 8 9 10



PROPOSED SIDE ELEVATION
SCALE 1:100
0 1 2 3 4 5 6 7 8 9 10



PROPOSED SIDE ELEVATION
SCALE 1:100
0 1 2 3 4 5 6 7 8 9 10

PRIMROSE LODGE	
CLIENT	HK CONSULTANTS
GARAGE PLANS & ELEVATIONS	
DATE	15/01/2023
BY	HK CONSULTANTS



**THREE RIVERS DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
PERMISSION TO DEVELOP LAND**

To : Mr Juchau
Dusek Design Associates Ltd
Moor House Farm Estate
Lower Road
Higher Denham
Uxbridge
UB9 5EN

Mr And Mrs Chande
On behalf of

Site : **6 Home Farm Road Rickmansworth Hertfordshire**

Proposed Development : Demolition of existing dwelling and new replacement two storey dwelling; associated with accommodation within the roofspace served by dormers first floor balcony, landscaping works, installation of solar panels and installation of an air source heat pump.

Ref No : 24/1601/FUL

Date Received Valid: 14 October 2024

In pursuance of its powers under the above mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council as Local Planning Authority hereby **PERMITS** the development proposed in your application as set out above.

Permission is subject to the following conditions:

- 1 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 1416/P3/1B, 1416/P3/2A, 1416/P3/3, 1416/P3/4A, 1416/P3/5, 1416/P3/6, 1416/P3/7B, 1416/P3/8, 1416/P3/10

Reason: For the avoidance of doubt, and in the proper interests of in accordance with Policies CP1, CP9, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2, DM4, DM6 and DM13 and Appendices 2 and 5 of the Development Management Policies (adopted July 2013)

- 3 Before any building operations above ground level hereby permitted are commenced, 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).

- 4 Before the first occupation of the dwelling hereby permitted the window(s) at first floor level in the side elevations facing No. 4 and No. 8 Home Farm 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).



24/1601/FUL

- 5 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 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).

- 6 The dwelling hereby permitted shall be constructed as a self-build dwelling within the definition of self-build and custom build housing in the 2015 Act:

i.) The first occupation of the dwelling hereby permitted shall be by a person or persons who had a primary input into the design and layout of the unit and who intends to live in the unit for at least 3 years;

ii.) The Council shall be notified of the persons who intend to take up first occupation of the dwelling in the development hereby permitted at least two months prior to first occupation.

Reason: To ensure that the development be constructed as a self-build dwelling within the definition of self-build and custom build housing in the 2015 Act and in the interest of biodiversity net gain to comply with Schedule 7A to the Town and Country Planning Act 1990

- 7 Immediately following the implementation of this permission, 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 development within the following Classes of Schedule 2 of the Order shall take place in respect of the new dwelling.

Part 1

Class A - enlargement, improvement or other alteration to the dwelling

No development of any of the above classes shall be constructed or placed on any part of the land subject of this permission.

Reason: To ensure adequate planning control over further development having regard to the limitations of the site, to safeguard the openness of the Metropolitan Green Belt having regard to the dwelling hereby approved being inappropriate development in the Green Belt but approved based on demonstrating very special circumstances, with further enlargement likely to have some further impact on the Green Belt and its openness, in accordance with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1, DM2 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- 8 Prior to first occupation of the new dwelling, the energy saving measures outlined within submitted Energy Statement published by Dusek Design Associates (dated 11.10.2024) to achieve the requirements of Development Management Policy DM4 shall be implemented in full and be permanently maintained thereafter.

Reason: To ensure that the development makes as full a contribution to sustainable development principles as possible and in the interests of amenity in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policies DM4 and DM9 of the Development Management Policies LDD (adopted July 2013).

- 9 The proposed hard and soft landscaping scheme shall be implemented in accordance with drawing number [1416/P3/7B].

Reason: This condition is required to ensure the completed scheme has a satisfactory visual impact on the character and appearance of the area and in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- 10 The protective fencing as shown on Drawing No. 1416/P3/7B, shall be installed 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



24/1601/FUL

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: 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).

- 11 Prior to the installation of the air source heat pump hereby approved details including technical specification and noise output shall be submitted to and approved in writing by the Local Planning Authority, along with a full specification of any acoustic mitigation measures required to mitigate any impacts on neighbouring occupiers. The air source heat pump shall thereafter be installed only in accordance with the approved details and shall be permanently retained as such thereafter.

Reason: To ensure that the occupiers of the adjacent neighbouring properties are not subjected to excessive noise and disturbance having regard to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

INFORMATIVES :-

- 1 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 £145 per request (or £43 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:

- (a) Making a Non-Material Amendment
- (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>).



24/1601/FUL

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>

- 2 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.
- 3 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.
- 4 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.

Self and Custom Build Development, meaning development which:

- a) consists of no more than 9 dwellings;
- b) is carried out on a site which has an area no larger than 0.5 hectares; and
- c) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

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.



24/1601/FUL

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

- 5 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).

Please note that this consent grants planning permission subject to any conditions listed above. It does **NOT** overcome the need to obtain any consents under other legislation (e.g. Building Regulations, Environmental Protection, Wildlife and Countryside Act 1981, Water Resources Act 1991 and the Land Drainage Byelaws 1981) or obtain agreement under private land law (e.g. due to restrictive covenants and easements). Leaseholders are advised to consult their Landlord/Freeholder prior to carrying out any work. Please also note that any damage to the verge, footway or highway caused as a result of implementing your permission is your responsibility and will be pursued by Hertfordshire County Council under Section 133 of the Highways Act 1980.

Dated: 29 November 2024

Signed K. Rowley

Kimberley Rowley

Head of Regulatory Services

Three Rivers District Council, Three Rivers House, Northway, Rickmansworth, Herts WD3 1RL

RIGHT OF APPEAL

HOUSEHOLDER APPEALS ONLY

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

As this is a decision for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice

Appeals can be made online at: <https://www.gov.uk/appeal-householder-planning-decision>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

National Policy on Green Belt

- 79. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 80. Green Belt serves five purposes:
 - o to check the unrestricted sprawl of large built-up areas;
 - o to prevent neighbouring towns merging into one another;
 - o to assist in safeguarding the countryside from encroachment;
 - o to preserve the setting and special character of historic towns;
 - o and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 81. Once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.
- 82. The general extent of Green Belts across the country is already established. New Green Belts should only be established in exceptional circumstances, for example when planning for larger scale development such as new settlements or major urban extensions. If proposing a new Green Belt, local planning authorities should:
 - o demonstrate why normal planning and development management policies would not be adequate;
 - o set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary;
 - o show what the consequences of the proposal would be for sustainable development;
 - o demonstrate the necessity for the Green Belt and its consistency with Local Plans for adjoining areas;
 - o and show how the Green Belt would meet the other objectives of the Framework.
- 83. Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.
- 84. When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.
- 85. When defining boundaries, local planning authorities should:
 - o ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
 - o not include land which it is unnecessary to keep permanently open;
 - o where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
 - o make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;
 - o satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period;
 - o and define boundaries clearly, using physical features that are readily recognizable and likely to be permanent.
- 86. If it is necessary to prevent development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt.
- 87. As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 88. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
- 89. A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:
 - o buildings for agriculture and forestry; provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
 - o 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; the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
 - o limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

DATA PROVIDER

The DevAssist product range of DevAssess, DevAssess Premium Residential, DevAssess Premium Commercial, DevCheck, DevProbate and DevCity are services provided by DevAssist. Reports are compiled by DevAssist Ltd. Registered with the Conveyancing Information Executive.

Investigations undertaken to compile this report:

1. Professional analysis of Ordnance Survey to identify development opportunities.
2. A desk top inspection of the aerial maps over the identified area.
3. An Assessment of land marketed for sale for development purposes over the last 3 years (sources Estates Gazette and Property Week).
4. Inspection of the Local Plan.
5. Inspection of emerging local policy documents and Neighbourhood Plan (where available).
6. Inspection of Strategic Housing and Economic Land Availability Assessment (SHELAA) (where available).
7. Study of attached planning data to establish which major applications may affect the searched property within the studied area (usually 75m).

The choices this report presents

This report seeks to establish the development opportunities that exist near the subject property. This is not a valuation or feasibility. Its purpose is to find development risks and any nuisance that may impact the subject property. This could be a financial risk, construction nuisance or the loss of an important view. It may also find development potential that may benefit the subject property.

You can use this information to decide whether to buy the property, conscious of what may happen in the future. Your property may sit within a conservation area and, as such, any development may not be favourably looked upon. It may sit next to green belt that is vulnerable to rezoning for development. It may be next to some large land masses that have development potential. Perhaps the property you propose to buy could itself have an involvement in a development with great financial benefit to you. It may of course have none of the above and you have bought some peace of mind.

Please note that not all identified sites will be developed as landowners may not sell, or for other reasons that could make the development non-viable. Some planning policies may also change and evolve that makes development either less or more likely. We advise you make an informed decision by assessing these risks.

Finally, please note that we cannot always identify single dwellings that are replaced with a more substantial dwelling. One for one replacement's are generally not economic. When there is a buyer with a special interest, however, the economics are sometimes not considered relevant. Some properties may be converted into flats which again is almost impossible to predict. Planning is a subject where you can never say 'never'! There may always be situations when planning permission is considered acceptable.

If you have any development or valuation questions arising from this report, or would like to investigate any aspect in greater depth, specialist advice is available on request. Detailed reports are also available on planning and neighbourhood information, valuation of development land, impact and risk. Contact DevAssist on 01342 890010 or email info@devassist.co.uk for further information including pricing.

**DevAssist is the trading name for DevAssist Ltd.
Company No 07915521**

CONSUMER PROTECTION

This search has been produced by DevAssist Ltd of Crown House, High Street, East Grinstead, West Sussex RH19 3AF tel: 01342 890010 email: info@devassist.co.uk which is registered with the Conveyancing Information Executive (CIE). The CIE provides a rigorous and transparent approach to property search governance standards, with data integrity, accuracy and transparency underpinning values in the overall provision of property search products, both today and in the future.

The Conveyancing Information Executive (CIE) Standards set the framework for the highest professional standards expected as Members of the CIE have undertaken to maintain. It is the cornerstone of the system of self-regulation to which they have made an ongoing commitment.

These Standards protect those who will seek to rely on the information contained in the Searches produced by Members through establishing a set of best-practice obligations to you, the customer, that Members will adhere to.

1. It is expected that through the promotion of these Standards, customers of Members can feel confident that the information on which they seek to rely is accurate and on the rare occasion of any error or omission in a Search, appropriate protection is offered by each Member. Where protection can't be guaranteed this needs to be outlined in the Terms and Conditions. The Members subscribe to the CIE Code of Practice which requires the promotion of best practice and quality standards in the industry and expects them to act in a professional and honest manner at all times.

- Through the adherence to these Standards by the Members, you and other property professionals can place reliance on the content of the reports produced
- Members will audit their own practices on an annual basis to ensure they remain compliant with the Code and continue to meet these Standards of exemplary service and delivery
- Members will provide updates to both the Code and Standards as necessary to ensure the reports produced and service remains in line with changes in the industry

2. Members will hold a minimum Professional indemnity insurance cover of £2 million at all times to ensure that you can seek to rely upon the reports provided.

3. The CIE logos will be clearly displayed within the Report produced by each Member

- The CIE logo is a mark of recognition of best practice and signifies that the provider of the Search meets the high standards of service expected of the CIE Membership.

4. All complaints made to the CIE, either by a client or Member, will be acknowledged and responded to in a timely fashion and an escalation process for appeal, should there be dissatisfaction with the response, will be clearly laid out.

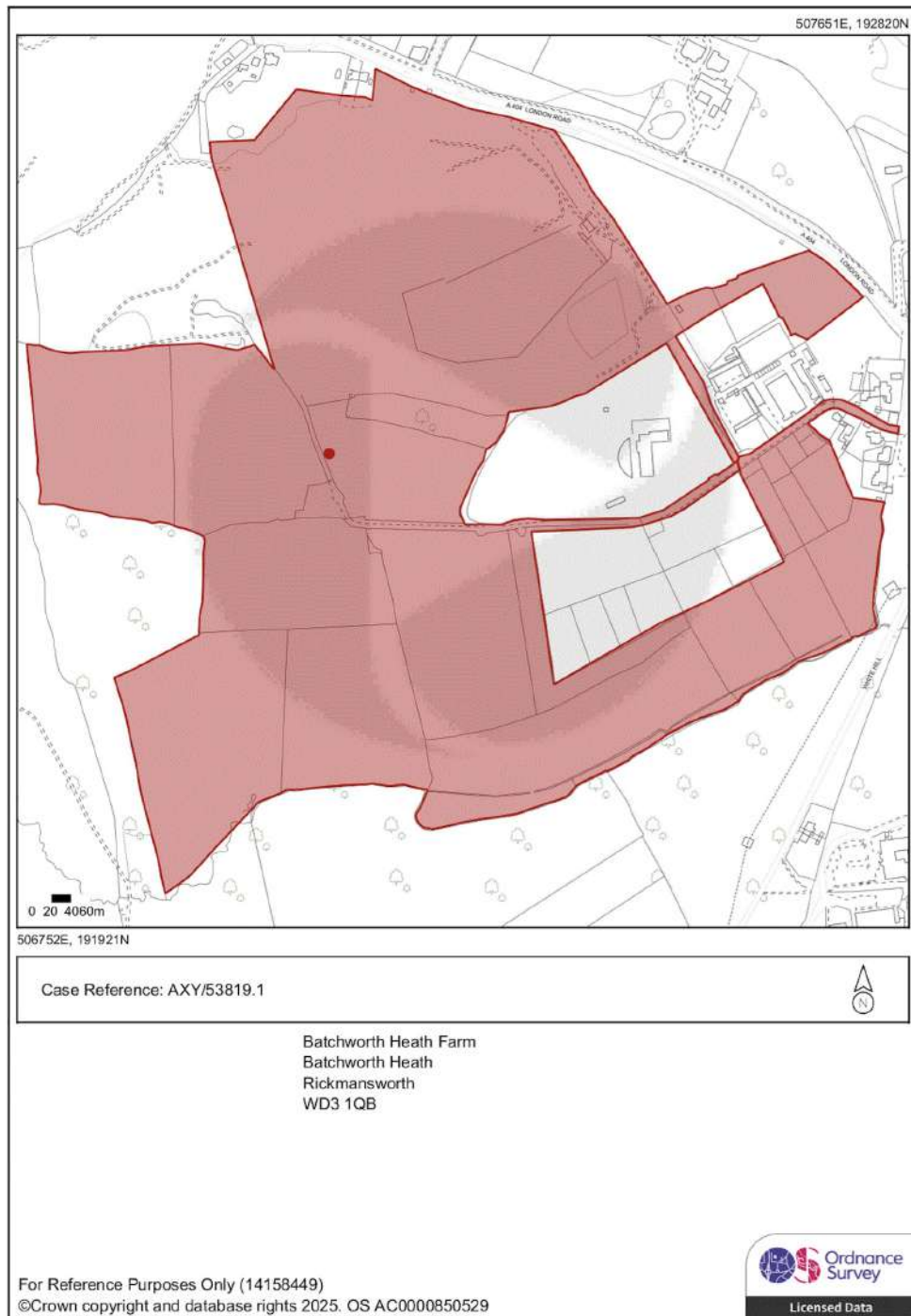
- A formal written complaints procedure will be documented and published by each Member and provided with the Search or set out on their company website
- Complaints will be acknowledged within 5 working days of receipt and where possible, responded to in full within 20 working days of receipt
- You will be advised of any delay in responding to your complaint or the need for additional information or time to consider and respond to your complaint
- It is a requirement that Members subscribe to The Property Ombudsman (TPO) Scheme for complaint redress more information about which can be found at www.tpos.co.uk

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOS or CIE.

TPOS Contact Details:

The Property Ombudsman scheme Milford House
43-55 Milford Street
Salisbury, Wiltshire, SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Website: www.tpos.co.uk Email: admin@tpos.co.uk

SUPPLIED PLAN



TERMS & CONDITIONS

1. Definitions

In these Terms the following words shall have the following meanings:

1.1 'Client' means the seller, buyer, potential buyer, owner or lender in respect of the Property who is the intended recipient of the Report notified in writing to us.

1.2 "Company" means a company registered at Companies House in respect of which DevAssist has been instructed to provide a Service.

1.3 "Intellectual Property Rights" means copyright, patent, design right (registered or unregistered), service or trade mark (registered or unregistered), database right, or other data right, moral right or know how or any other intellectual property right.

1.4 "Literature" means DevAssist brochures, price lists and advertisements in any type of media, including the content of the Website.

1.5 "Order" means the request for Services by You.

1.6 "Property" means an address or location for which DevAssist provides a Service.

1.7 'Report' means the report prepared by DevAssist in respect of the Property.

1.8 "Service(s)" means the supply of services by DevAssist to You including but not limited to property searches, reports and photographs, and other services from time to time and includes our instructions to a Supplier, on your behalf and the dissemination of the information subsequently provided by the Suppliers.

1.9 "Supplier" means any organisation or third party who provides data or information of any form to DevAssist for the purposes of providing the Services.

1.10 "Terms" means these terms and conditions of business.

1.11 "Website" means our websites located at www.devassist.co.uk

1.12 "We", "Us", "Our", DevCheck, DevAssess, DevHelp, DevAssist are references to DevAssist Ltd a company incorporated in England and Wales with registered number 07915521 England and whose registered office is situated at 73 Church Rd, Hove, East Sussex, BN3 2BB.

1.13 "You" and "Your" are references to the individual, company, partnership or organisation who accesses the Website or places an Order.

2. Agreement

2.1 The agreement between You and DevAssist shall come into existence when DevAssist accepts your completed Order.

2.2 These Terms, as maybe varied from time to time, shall govern the agreement between You and DevAssist to the exclusion of all other terms and conditions.

2.3 By submitting an Order, you shall be deemed to have accepted these Terms and You agree to be bound by these Terms when You place any Order. Your continued use of the Services shall amount to your acceptance of any variations to these Terms.

2.4 These Terms together with the Literature and Order comprise the whole agreement relating to the supply of the Services to You by DevAssist You have not relied upon any representations save insofar as the same have been expressly incorporated in these Terms and You agree that you shall have no remedy in respect of any misrepresentation (other than fraudulent misrepresentation) which has not become a term of these Terms.

3. Services

3.1 DevAssist shall use reasonable care and skill in providing the Services to You and shall use only established and trusted suppliers where obtaining information or data from third parties. Where Suppliers require or provide their own conditions for use to which you are required to be a party you agree to enter into the relevant contract with the Supplier.

3.2 We reserve the right to make any changes to the Services described in our Literature to conform with any applicable statutory requirements or which we deem appropriate in our sole discretion.

3.3 Our Services are provided solely for Your use, or the use of Your Clients on whose behalf You have commissioned the Services, and shall not be used or relied upon by any other party, without Our written consent.

3.4 In providing search reports and services DevAssist will comply with the Search Code

3.5 DevAssist assumes that the value of the property does not exceed £2 million and that it is the responsibility of the customer to advise the firm at the time of requesting the search where the value of the property exceeds £2 million

3.6 In providing search reports and services DevAssist will comply with the Search Code

4. Price and Payment

4.1 The price payable for the Services shall be in pounds sterling. The price for the Services shall be exclusive of any value added tax or other similar taxes or levies, which You shall be additionally liable to pay to DevAssist.

4.2 Payment is due in full from You within 30 days of the date of Our invoice (or as contracted) without deduction, counterclaim or set off.

4.3 DevAssist reserves the right to amend its prices from time to time and the Services will be charged at the price applicable at the date on which an Order is submitted.

4.4 If You fail to pay Our invoice on or before the due date, DevAssist may charge You interest on the late payment at the prevailing statutory rate pursuant to the Late Payment of Commercial Debts (Interest) Act 1998 until the outstanding payment is made in full.

5. Cancellation of Services

5.1 If You want to cancel an Order submitted to Us then You must notify Us in writing as soon as reasonably practicable after the Order has been submitted. Unless otherwise agreed by Us in writing, You shall remain liable for any expenses or disbursements We may have incurred prior to receiving your notice of cancellation. All expenses or disbursement must be paid in accordance with Term 4.2.

6. Termination

6.1 DevAssist may suspend or terminate any agreement with You without any liability to You with immediate effect if at any time:

- (i) You fail to make any payment due in accordance with Term 4;
- (ii) If You repeatedly breach or commit or cause to be committed a material breach of these Terms; or
- (iii) You commit a breach and You fail to remedy the breach within 7 days of receipt of a written notice to do so.

6.2 If the agreement is terminated under this Term 6 and You have made an advance payment We will refund You a reasonable proportion of the balance as determined by Us having regard to the value of Services already provided to You.

7. Events Beyond Our Control

7.1 We reserve the right without notice or liability to You, to defer the date of performance or to cancel the provision of the Services (as set out in a particular Order) or reduce the volume of the Services ordered by You if we are prevented from or delayed in the carrying on of Our business due to circumstances beyond Our reasonable control provided that, if the event in question continues for a continuous period in excess of [60] days, You shall be entitled to give notice in writing to us to terminate the Order.

8. Warranties and Limitation of Liability

8.1 We provide warranties and accept liability only to the extent stated in this Term 8.

8.2 Unless otherwise indicated on the front page of the Report, We confirm that any individuals within Our business who conducted any searches has not knowingly had any personal or business relationship with any individual involved in the sale of or dealings with the Property.

8.3 In providing the Services you acknowledge and accept that:-

- (i) DevAssist's only obligation is to exercise reasonable care and skill in providing the Services.
- (ii) DevAssist shall not be liable for any indirect or consequential loss, damage or expenses (including loss of profits, loss of contracts, business or goodwill) howsoever arising out of any problem, event, action or default by DevAssist.
- (iii) The Services do not include any information relating to the value or worth of the Property or the Company.
- (iv) The Services have not been prepared to meet Your or anyone else's individual requirements and You assume the entire risk as to the suitability of the Services and waive any claim of detrimental reliance upon the same.
- (v) DevAssist cannot warrant or guarantee that the Website or any website linked to or from the Website will be uninterrupted or error free or free of viruses or other harmful components and furthermore DevAssist cannot warrant the performance of any linked internet service not operated by DevAssist. Accordingly DevAssist shall not be liable for any damage or loss whatsoever caused: by any virus, including damage to Your computer equipment, software, data or other property resulting from Your access to, use of or browsing of the Website; or as a result of downloading any material, data, text, images, video or audio from the Website; or by the contents of or Your access to, any website linked to the Website; or for inaccuracies or typographical errors of information or on the Website.
- (vi) Time shall not be of the essence with respect to the provision of the Services.
- (vii) Any services other than our Services, which are advertised in the Literature are for information only, and We are not responsible for any such services which You may use as a result of our recommendation or otherwise. Any such third party services may be subject to the terms and conditions of the relevant third party service provider.

8.4 In connection with the Report You undertake to make a reasonable inspection of any results set out therein to satisfy Yourself that there are no defects or failures. In the event that there is a material defect You will notify Us in writing of such defect as soon as possible after its discovery and acknowledge that DevAssist shall not be liable for any defect, failure or omission relating to the Services that is not notified to DevAssist within three months of the date of the issue becoming apparent and in any event within two years of the date of the Service.

8.5 We use only established and trusted data search providers as Suppliers but where information contained in the Services and/or the Report is obtained by us from these Suppliers DevAssist cannot control the accuracy or completeness of the information provided by the Suppliers, nor is it within the scope of DevAssist's Services to check the information provided by its Suppliers. Accordingly, you hereby acknowledge and accept, notwithstanding any other legal remedy available to you in this Term 8 or otherwise, that DevAssist shall not be liable for any faults, errors, omissions or inaccuracies of whatever nature in the information contained in the Reports and/or Services which is due to or caused by the Supplier EXCEPT WHERE such fault, omission, error or inaccuracy is caused by DevAssist's negligence and including negligent or incorrect entry of data by DevAssist in the records searched, any negligence or incorrect interpretation by DevAssist of the records searched and any negligent or incorrect recording of that interpretation by DevAssist in the Report and/or Services provided by DevAssist.

the records searched, any negligence or incorrect interpretation by DevAssist of the records searched and any negligent or incorrect recording of that interpretation by DevAssist in the Report and/or Services provided by DevAssist.

8.6 Where our Suppliers may be in breach of their own terms of business with us and as a result of that breach the information contained in the Services or the Report is inaccurate or incomplete we undertake to use our reasonable endeavours to assist you with any complaint or claim you choose to bring against the Supplier in your capacity as the end-user of the service provided by the Supplier or as agent for the Client.

This undertaking is strictly subject to the following conditions:-

- (i) Any such claim is of a material nature and arises solely and directly out of the inaccuracies, errors or omissions of the data provided by the Supplier.
- (ii) The terms and conditions of the Supplier provide for the course of action you have chosen to follow.
- (iii) You have used all reasonable endeavours to mitigate any loss or damage you have suffered as a result of the inaccuracies errors or omissions of the data provided by the Supplier.
- (iv) You agree to pay our reasonable costs if you require our input in this action beyond what we deem to be reasonable. In certain circumstances we may bring a claim against our Supplier on your behalf (and in consultation with you) provided you have given us full particulars of the claim and written confirmation that you authorise us to (i) decide what action if any to take; (ii) that we shall have exclusive control over, and conduct of, all claims and proceedings; (iii) that you shall provide us with all assistance that we may reasonably require in the conduct of any claims or proceedings; and (iv) that you shall bear the cost of any proceedings on the basis that you shall be entitled to retain all sums recovered in any action for your own account.

8.7 In any event, and notwithstanding anything contained in these Terms, DevAssist's total liability in contract, tort or otherwise shall not exceed £2m in respect of any single claim, event, or series of related claims or events and, save as set out herein, all warranties, conditions and other terms implied by statute or common law are excluded, to the fullest extent permitted by law.

9. Independent dispute resolution

9.1 If you make a complaint and we are unable to resolve it to your satisfaction you may refer the complaint to The Property Ombudsman scheme (website www.tpos.co.uk, email: admin@tpos.co.uk). We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

10. Intellectual Property Rights

10.1 You acknowledge that all Intellectual Property Rights in the Services are and shall remain owned by either DevAssist or our Suppliers and nothing in these Terms purports to transfer, assign or grant any rights to You in respect of the Intellectual Property Rights.

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10.1 You acknowledge that all Intellectual Property Rights in the Services are and shall remain owned by either DevAssist or our Suppliers and nothing in these Terms purports to transfer, assign or grant any rights to You in respect of the Intellectual Property Rights.

10.2 You agree that You will treat and will procure that Your clients on whose behalf You have commissioned the Services will treat as strictly private and confidential the Services and all information which they obtain from the Services.

10.3 You agree that You will procure that Your clients on whose behalf You have commissioned the Services will not, except as permitted herein or by separate agreement with DevAssist change, amend, remove, alter or modify the Service or any trademark or proprietary marking in the Service.

10.4 You agree to indemnify Us and keep us indemnified from and hold us on demand, harmless from and against all costs, claims, demands, actions, proceedings, liabilities, expenses, damages or losses (including without limitation, consequential losses and loss of profit, and all interest and penalties and legal and other professional costs and expenses) arising out of or in connection with a breach of this Term 9.

11. General

11.1 You shall not be entitled to assign Your agreement with Us or any part of it without Our prior written consent.

11.2 We may assign the agreement or any part of it to any person, firm or company.

11.3 The parties to these Terms do not intend that any term of Our agreement shall be enforceable by virtue of the Contracts (Rights of Third Parties) Act 1999 by any person that is not a party to these Terms or a permitted assignee.

11.4 Failure or delay by Us in enforcing or partially enforcing any provision of the agreement will not be construed as a waiver of any of Our rights under the agreement.

11.5 Any waiver by Us of any breach of, or any default under, any provision of the agreement by You will not be deemed a waiver of any subsequent breach or default and will in no way affect the other terms of the agreement.

11.6 If any provision or part of a provision is held to be invalid or unenforceable by any court or other body of competent jurisdiction, that provision or part of that provision shall be deemed severable and the other provisions or the remainder of the relevant provision will continue in full force and effect.

11.7 Unless otherwise stated in these Terms, all notices from You to DevAssist or vice versa must be in writing and sent to DevAssist's registered office address as stipulated in Term 1.12 or Your address as stipulated in the Order.

11.8 The Agreement shall be governed by and construed in accordance with English law and shall be subject to the non-exclusive jurisdiction of the English Courts.

IMPORTANT NOTE ON ATTACHED PLANNING DATA

Attached to this report is a separate report provided by a third party.

Devassist will use the planning data only from this report to establish what planning activity there has been within the close vicinity of the land/property being reported on.

This data is a date scrape provided by a third party. DevAssist cannot be held responsible for the quality and accuracy of this planning data. There may be planning applications outside the area studied by DevAssist.

We strongly recommend that you go through this data to establish if there are other planning application outside the studied area that may concern you.

Please be aware that there is a gap from planning applications being registered to when they are captured by the data scrape. Therefore, it is possible that a planning application was submitted after the date the data was gathered.

If you are aware of a particular planning application that may be missing from the data please contact the DevAssist helpdesk.

FURTHER INFORMATION

To see some frequently asked questions about our reports, please click on the button below:

FAQs

To find out how our risk bar works, please click on the button below:

THE RISK BAR

We welcome positive reviews. If you would like to leave a review, please do so at:



HELPDESK

If you require assistance please contact our helpline:

01342 890010

helpdesk@devassist.co.uk

Report Sections and Details	Page
Summary of Site	-
This section comprises planning, land use designation and amenity information found on site.	
Aerial Photo	1
The aerial photo gives an overall view of the area. The smaller large-scale Ordnance Survey map includes the site boundary and search zone buffer at 500m.	
Location Map	2
The large-scale Ordnance Survey map includes the site boundary and search zone buffer at 500m. The smaller aerial photo also includes the site boundary.	
Summary Table	3
This section comprises a summary table of the information found on site and in its vicinity.	
Planning Applications	4
The summary and map identify planning applications. This is followed by further application specific detail.	
Development Plans	41
This section contains information regarding land use designations relating to the site and surrounding area.	
Rights of Way	52
This section contains a map showing rights of way in the area surrounding the site.	
Council Tax Information	53
This section highlights local council tax bands.	
Education	54
This section contains a map and details of education establishments and/or academic results for the area.	
Amenities	62
This section contains a map and details of local amenities within the area.	
Useful Information	71
This section contains information which may be of use when interpreting the report.	
Useful Contacts	73
All textual information is linked by the 'Contact Ref' to this quick reference list of contacts. These contacts may be able to supply additional information or answer any subsequent query relating to that record.	

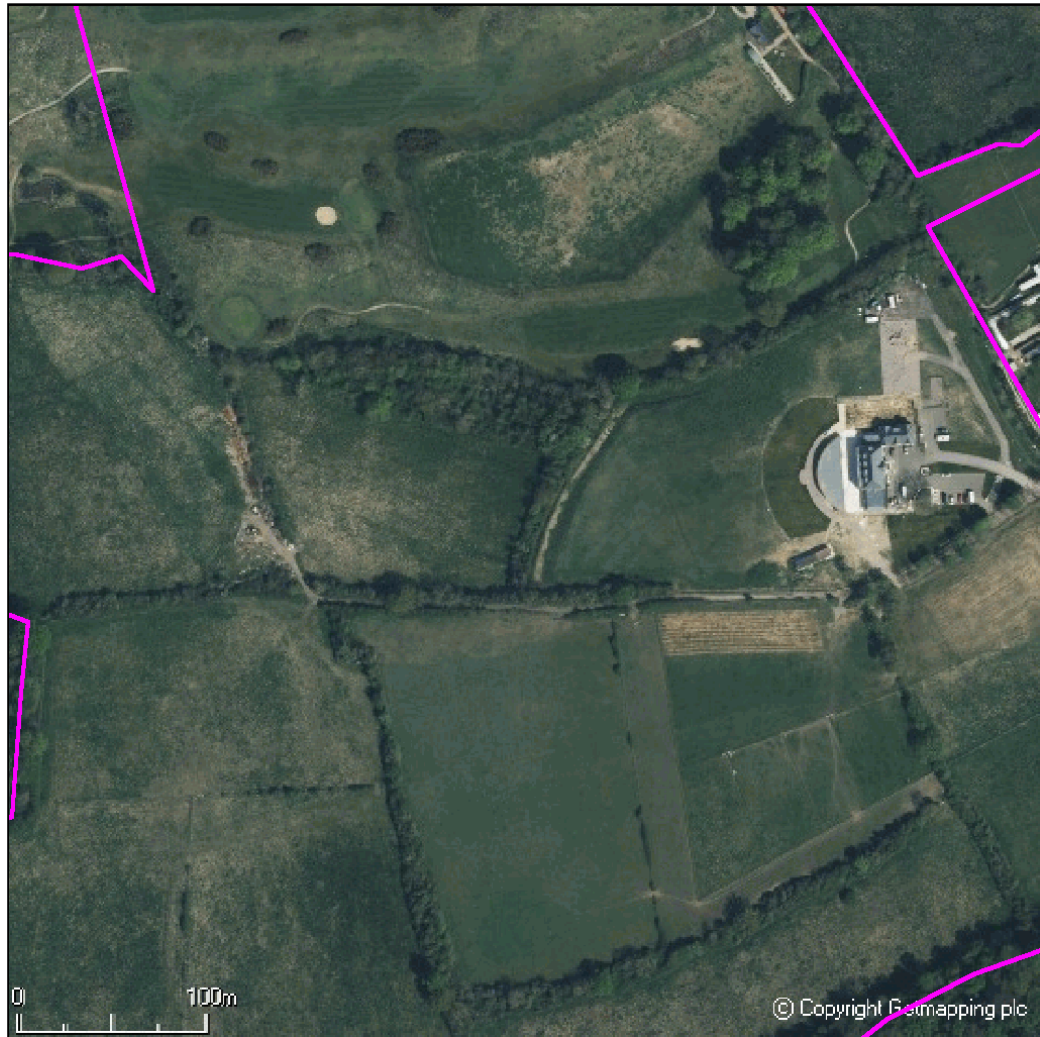
The Summary of Site section highlights those entries within the report, which lie within the defined Site Boundary upon which the report was run.

Planning Applications	Page No.	Reference Number (Map ID)
Post 1997 Planning Applications		
Classification: Transport, Address: Bishops Wood, Woodcock Hill, Rickmansworth, Hertfordshire, WD3, Reference: 14/1515/FUL, Date: 7th August 2014, Type: Alteration or Conversion, Location Accuracy: Wider Area, Decision: Application granted	12	-
Classification: Residential, Address: Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Reference: 16/2009/FUL, Date: 19th October 2016, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application submitted (decision unknown)	13	1
Classification: Civil engineering including demolitions, Address: Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Reference: 16/2008/FUL, Date: 19th October 2016, Type: Extension, Location Accuracy: Good, Decision: Application granted	22	1
Classification: Commercial (industrial, office, retail), Address: Convivial Cats Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Reference: 16/2679/FUL, Date: 4th January 2017, Type: New Build, Location Accuracy: Good, Decision: Application refused	25	1
Classification: Residential, Address: Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Reference: 17/1344/FUL, Date: 25th July 2017, Type: New Build, Location Accuracy: Good, Decision: Application Withdrawn	13	1
Classification: Minor Development, Address: Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Reference: 17/1616/DIS, Date: 31st July 2017, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	31	-
Classification: Residential, Address: Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Reference: 17/1615/DIS, Date: 31st July 2017, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	13	1
Classification: Residential, Address: Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Reference: 17/1614/DIS, Date: 31st July 2017, Type: New Build, Location Accuracy: Good, Decision: Application granted	13	1
Classification: Minor Development, Address: Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Reference: 17/1617/DIS, Date: 31st July 2017, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	31	-
Classification: Residential, Address: Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Reference: 17/1660/DIS, Date: 4th August 2017, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	13	1
Classification: Minor Development, Address: Batchworth Heath, Farm House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Reference: 17/2195/DIS, Date: 13th October 2017, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	31	-
Classification: Residential, Address: Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Reference: 17/2196/DIS, Date: 13th October 2017, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	13	1
Classification: Residential, Address: Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Reference: 17/1936/FUL, Date: 16th October 2017, Type: New Build, Location Accuracy: Good, Decision: Application Withdrawn	13	1

Planning Applications	Page No.	Reference Number (Map ID)
Post 1997 Planning Applications		
Classification: Residential, Address: Batchworth Heath Farm House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Reference: 18/1168/FUL, Date: 19th June 2018, Type: Extension, Location Accuracy: Good, Decision: Application granted	13	1
Classification: Minor Development, Address: Batchworth Heath Farm House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Reference: 18/1154/FUL, Date: 6th July 2018, Type: Extension, Location Accuracy: Good, Decision: Application Withdrawn	31	-
Classification: Minor Development, Address: Batchworth Heath Farm House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Reference: 18/2194/FUL, Date: 5th November 2018, Type: Extension, Location Accuracy: Good, Decision: Application granted	31	-
Classification: Residential, Address: Batchworth Heath Farm House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Reference: 19/0085/DIS, Date: 15th January 2019, Type: New Build, Location Accuracy: Good, Decision: Application granted	13	1
Classification: Minor Development, Address: Batchworth Heath Farm House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Reference: 19/0086/DIS, Date: 15th January 2019, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	31	-
Classification: Residential, Address: Batchworth Heath Farm House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Reference: 19/0498/DIS, Date: 15th March 2019, Type: New Build, Location Accuracy: Good, Decision: Application granted	13	1
Classification: Residential, Address: Batchworth Heath Farm House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Reference: 19/0499/DIS, Date: 15th March 2019, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	13	1
Classification: Residential, Address: Batchworth Heath Farm House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Reference: 19/0497/FUL, Date: 15th March 2019, Type: New Build, Location Accuracy: Good, Decision: Application granted	13	1
Classification: Minor Development, Address: BATCHWORTH HEATH FARM, RICKMANSWORTH, HERTFORDSHIRE, WD3 1QB, Reference: 21/0015/NMA, Date: 6th January 2021, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application Withdrawn	31	-
Classification: Minor Development, Address: BATCHWORTH HEATH FARM, RICKMANSWORTH, HERTFORDSHIRE, WD3 1QB, Reference: 21/1213/FUL, Date: 19th May 2021, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application Withdrawn	31	-
Classification: Residential, Address: BATCHWORTH HEATH FARM, RICKMANSWORTH, HERTFORDSHIRE, WD3 1QB, Reference: 23/0301/FUL, Date: 2nd March 2023, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application submitted (decision unknown)	13	1
Classification: Power, water, telecoms, waste, Address: BATCHWORTH HEATH FARM, RICKMANSWORTH, HERTFORDSHIRE, WD3 1QB, Reference: 23/0301/RSP, Date: 2nd March 2023, Type: New Build, Location Accuracy: Good, Decision: Application granted	26	1
Classification: Minor Development, Address: BATCHWORTH HEATH FARM, RICKMANSWORTH, HERTFORDSHIRE, WD3 1QB, Reference: 23/1221/RSP, Date: 4th August 2023, Type: New Build, Location Accuracy: Good, Decision: Application granted	31	-
Classification: Residential, Address: BATCHWORTH HEATH FARM, RICKMANSWORTH, HERTFORDSHIRE, WD3 1QB, Reference: 24/1594/FUL, Date: 4th October 2024, Type: New Build, Location Accuracy: Good, Decision: Application refused	13	1

Planning Applications	Page No.	Reference Number (Map ID)
Post 1997 Planning Applications		
Classification: Commercial (industrial, office, retail), Address: Griggs Field, Batchworth Heath, Rickmansworth, Hertfordshire, WD3, Reference: 08/1928/ADV, Date: 16th October 2008, Type: New Build, Location Accuracy: Wider Area, Decision: -	39	-

Development Plans	Page No.	Reference Number (Map ID)
Local Development Framework (LDF)		
LDF Local Plans		
Plan Title: Core Strategy, Plan Status: Adopted, Document Date: 17th October 2011, Document ID: 3795_2	44	-
Plan Title: Site Allocations, Plan Status: Adopted, Document Date: 25th November 2014, Document ID: 4052_2	44	-
Plan Title: Proposal Map, Plan Status: Adopted, Document Date: 25th November 2014, Document ID: 4185_2	44	-
Land Use Designations		
Classification: Open Environment, Policy: No associated policies, Not Supplied, Status: Adopted	49	-
Classification: Rural Settlement, Policy: No associated policies, Not Supplied, Status: Adopted	49	-
Classification: Heritage Environment, Policy: No associated policies, Not Supplied, Status: Adopted	49	-
Classification: Open Environment, Policy: No associated policies, Not Supplied, Status: Adopted	49	-
Classification: Transport, Policy: No associated policies, Not Supplied, Status: Adopted	49	-
Classification: Open Environment, Policy: No associated policies, Not Supplied, Status: Adopted	46	-
Classification: Heritage Environment, Policy: No associated policies, Not Supplied, Status: Adopted	46	-
Classification: Open Environment, Policy: No associated policies, Not Supplied, Status: Adopted	46	-
Classification: Open Environment, Policy: No associated policies, Not Supplied, Status: Adopted	46	-
Classification: Open Environment, Policy: No associated policies, Not Supplied, Status: Adopted	46	-
Classification: Open Environment, Policy: No associated policies, Not Supplied, Status: Adopted	46	-
Classification: Open Environment, Policy: No associated policies, Not Supplied, Status: Adopted	46	-

**Site**

Batchworth Heath Farm, Batchworth Heath, Batchworth Heath, RICKMANSWORTH, WD3 1QB

Grid Reference

507190, 192370

Report Reference

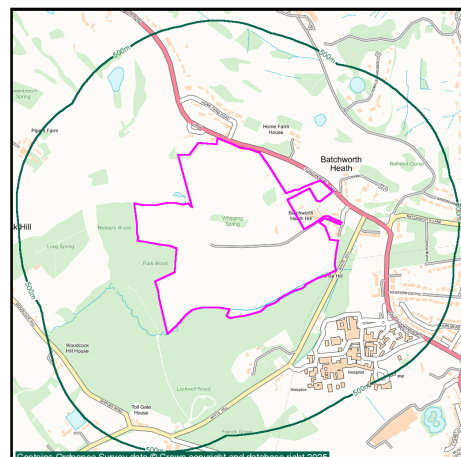
PSC_371294884_1_1

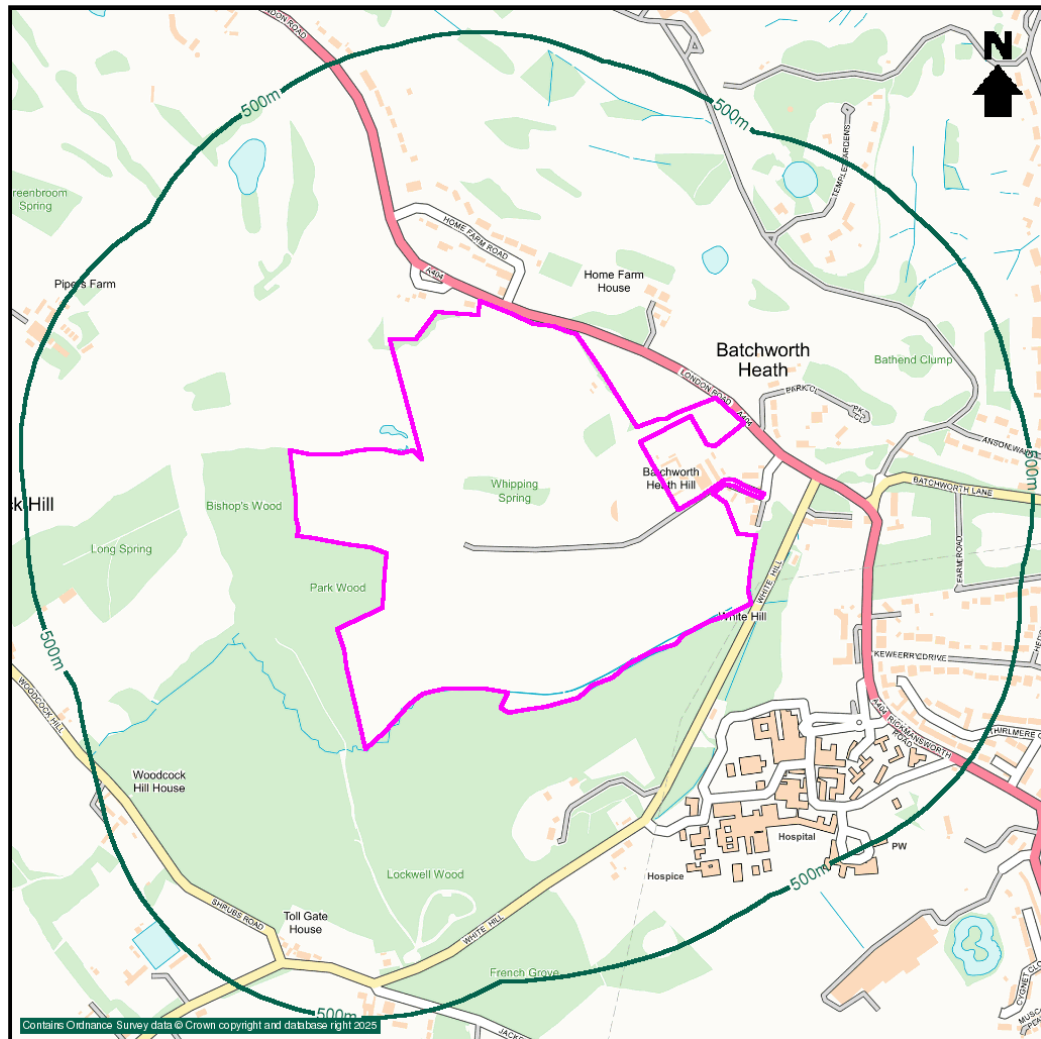
Customer Reference

26943205

Size of Site

410499 m²





Site

Batchworth Heath Farm, Batchworth Heath, RICKMANSWORTH, WD3 1QB

Grid Reference

507190, 192370

Report Reference

PSC_371294884_1_1

Customer Reference

26943205

Size of Site

410499 m²



Planning Applications	On Site	0-300m	300-400m	400-500m	500-1000m
	28	220	115	16	51
Post 1997 Planning Applications					
Large Planning Applications	0	31	25	7	n/a
Small Planning Applications	17	95	89	n/a	n/a
Minor Planning Applications	9	92	n/a	n/a	n/a
Low Location Accuracy Planning Applications	2	2	1	9	51

Development Plans	On Site	0-250m	250-500m
	15	24	9
Local Development Plans			
Local Plans	0	0	0
Land Use Designations	0	0	0
Local Development Framework (LDF)			
LDF Local Plans	3	5	0
Land Use Designations	12	19	9

Amenities	On Site	0-500m	500-1000m	1000-2000m
	0	59	77	495
Retail and Eating Out	0	3	2	49
Recreational and Environmental	0	0	19	50
Commercial Services	0	3	2	61
Education and Health	0	12	5	44
Manufacturing and Production	0	3	6	23
Public Infrastructure	0	38	43	268

There is one Large planning application on site:

Bishops Wood, Woodcock Hill, Rickmansworth, Hertfordshire, WD3	14/1515/FUL	Transport
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There are seventeen Small planning applications on site:

Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB	1	16/2009/FUL	Residential
Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB	1	16/2008/FUL	Civil engineering including demolitions
Convivial Cats Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB	1	16/2679/FUL	Commercial (industrial, office, retail)
Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB	1	17/1344/FUL	Residential
Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB	1	17/1615/DIS	Residential
Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB	1	17/1614/DIS	Residential
Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB	1	17/1660/DIS	Residential
Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB	1	17/2196/DIS	Residential
Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB	1	17/1936/FUL	Residential
Batchworth Heath Farm House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB	1	18/1168/FUL	Residential
Batchworth Heath Farm House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB	1	19/0085/DIS	Residential
Batchworth Heath Farm House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB	1	19/0498/DIS	Residential
Batchworth Heath Farm House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB	1	19/0499/DIS	Residential
Batchworth Heath Farm House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB	1	19/0497/FUL	Residential
BATCHWORTH HEATH FARM, RICKMANSWORTH, HERTFORDSHIRE, WD3 1QB	1	23/0301/FUL	Residential
BATCHWORTH HEATH FARM, RICKMANSWORTH, HERTFORDSHIRE, WD3 1QB	1	23/0301/RSP	Power, water, telecoms, waste
BATCHWORTH HEATH FARM, RICKMANSWORTH, HERTFORDSHIRE, WD3 1QB	1	24/1594/FUL	Residential

There are ten Minor planning applications on site:

Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB	17/1616/DIS	Minor Development
Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB	17/1617/DIS	Minor Development
Batchworth Heath Farm House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB	17/2195/DIS	Minor Development
Batchworth Heath Farm House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB	18/1154/FUL	Minor Development
Batchworth Heath Farm House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB	18/2194/FUL	Minor Development
Batchworth Heath Farm House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB	19/0086/DIS	Minor Development
BATCHWORTH HEATH FARM, RICKMANSWORTH, HERTFORDSHIRE, WD3 1QB	21/0015/NMA	Minor Development
BATCHWORTH HEATH FARM, RICKMANSWORTH, HERTFORDSHIRE, WD3 1QB	21/1213/FUL	Minor Development
BATCHWORTH HEATH FARM, RICKMANSWORTH, HERTFORDSHIRE, WD3 1QB	23/1221/RSP	Minor Development
Griggs Field, Batchworth Heath, Rickmansworth,	08/1928/ADV	Commercial (industrial, office, Brought to you by Landmark

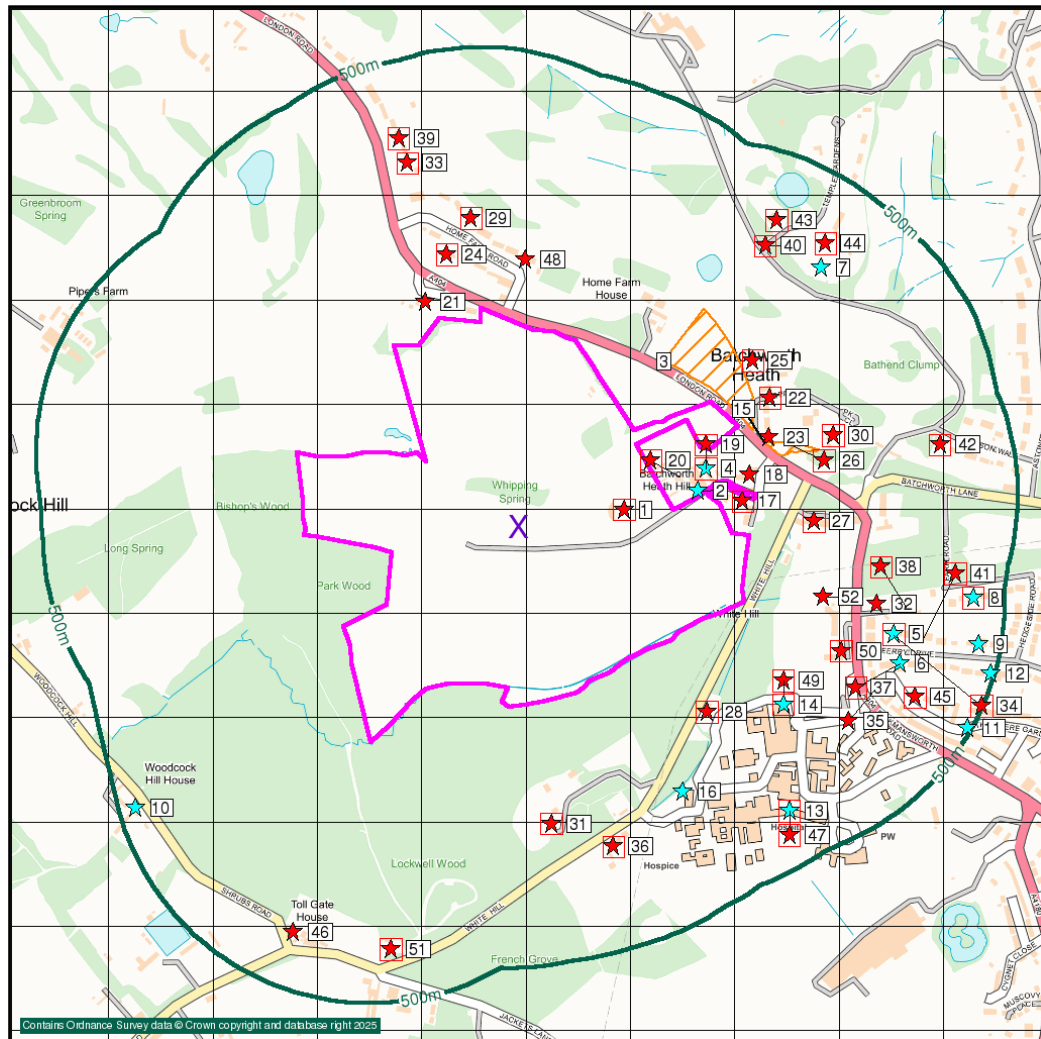
Hertfordshire, WD3

retail)

Classification	On Site			0-300m			300-400m		400-500m	Low Location Accuracy
	Large	Small	Minor	Large	Small	Minor	Large	Small	Large	
Agricultural	0	0	0	0	3	0	0	0	0	0
Catering	0	0	0	0	5	0	0	0	0	0
Civil engineering including demolitions	0	1	0	0	7	0	0	10	0	4
Commercial (industrial, office, retail)	0	1	0	4	8	0	4	5	0	4
Education, health, military, municipal	0	0	0	20	3	0	18	5	0	1
Minor Development	0	0	9	0	0	92	0	0	0	26
Power, water, telecoms, waste	0	1	0	0	6	0	0	5	0	4
Residential	0	14	0	6	60	0	2	57	7	20
Sport, leisure, entertainment	0	0	0	1	3	0	0	5	0	5
Transport	0	0	0	0	0	0	1	2	0	1

Note: "Low location accuracy" indicates that the application is located in the wider vicinity of the site or located at one of the multiple sites supplied.

Large applications relate to those developments with an estimated value of over £100,000. Small and Minor Applications are those with an estimated value below £100,000, with Minor relating specifically to very minor works such as single storey extensions, conservatories, porches, signs and carports.



General	Planning Applications
Site Boundary	Large Applications
Search Buffer	Small Applications
Bearing Reference Point	Polygon Planning Applications
Reference Number	
Multiple Features Present	

Whether Landmark are able to display a point or a polygon for each large planning application record, is limited by: the presence or absence of the planning application having been made available online; the availability/accessibility of the plan on the Local Authority website; and Landmark's ability at a point in time to capture the record. Landmark do not hold polygon information for all large planning applications. Small applications will be represented by a point, although a limited number may be presented as a polygon.

Applications for Large Developments	Ref No.	Search Buffer	Direction
Residential			
Address: The Cottage Batchworth Heath Farm and Livery, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 8m, Reference: 19/0449/FUL, Date: 12th March 2019, Type: New Build, Location Accuracy: Good, Decision: Application Withdrawn	2	0-300m	E
Address: 9, Park Close, Rickmansworth, Hertfordshire, WD3 1QH, Distance: 18m, Reference: 18/0145/FUL, Date: 23rd January 2018, Type: New Build, Location Accuracy: Good, Decision: Application granted	3	0-300m	NE
Address: Batchworth Heath Farm, Batchworth Heath, RICKMANSWORTH, Hertfordshire, WD3 1QB, Distance: 35m, Reference: 15/1612/FUL, Date: 11th September 2015, Type: New Build, Location Accuracy: Good, Decision: Application refused	4	0-300m	E
Address: Batchworth Heath Farm and Livery, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 39m, Reference: 16/0854/FUL, Date: 14th June 2016, Type: New Build, Location Accuracy: Good, Decision: Application granted	4	0-300m	E
Address: Greenacre, Kewferry Drive, NORTHWOOD, Middlesex, HA6 2NU, Distance: 294m, Reference: 25284/APP/2013/1433, Date: 31st May 2013, Type: New Build, Location Accuracy: Good, Decision: Application submitted (decision unknown)	5	0-300m	E
Address: Greenacre, Kewferry Drive, Northwood, Middlesex, HA6 2NU, Distance: 294m, Reference: 25284/APP/2010/672, Date: 8th April 2010, Type: New Build, Location Accuracy: Good, Decision: Application granted	5	0-300m	E
Address: Rajvilas, Kewferry Drive, Northwood, Middlesex, HA6 2NT, Distance: 321m, Reference: 6526/APP/2009/1205, Date: 9th June 2009, Type: New Build, Location Accuracy: Good, Decision: Application granted	6	300-400m	E
Address: Green Oaks, Temple Gardens, Rickmansworth, Hertfordshire, WD3 1QJ, Distance: 333m, Reference: Not Supplied, Date: 25th July 1997, Type: Extension, Location Accuracy: Good, Decision: -	7	300-400m	NE
Address: High Meadow, Farm Road, Northwood, Middlesex, HA6 2NZ, Distance: 439m, Reference: 41596/APP/2012/1397, Date: 20th June 2012, Type: New Build, Location Accuracy: Good, Decision: Application refused	8	400-500m	E
Address: High Meadow, Farm Road, Northwood, Middlesex, HA6 2NZ, Distance: 439m, Reference: 41596/APP/2012/2358, Date: 8th October 2012, Type: New Build, Location Accuracy: Good, Decision: Application submitted (decision unknown)	8	400-500m	E
Address: High Meadow, Farm Road, Northwood, Middlesex, HA6 2NZ, Distance: 439m, Reference: 41596/APP/2013/851, Date: 11th April 2013, Type: New Build, Location Accuracy: Good, Decision: Application submitted (decision unknown)	8	400-500m	E
Address: Thatchers, Kewferry Drive, Northwood, Middlesex, HA6 2NU, Distance: 458m, Reference: 41287/APP/2001/1191, Date: 27th July 2001, Type: New Build, Location Accuracy: Good, Decision: -	9	400-500m	E
Address: Woodcock Hill Farm, Woodcock Hill, Rickmansworth, Hertfordshire, WD3 1PX, Distance: 468m, Reference: 97/0155/8, Date: 27th February 1997, Type: Alteration or Conversion, Location Accuracy: Good, Decision: -	10	400-500m	SW
Address: Thirlmere Gardens, Northwood, Middlesex, HA6 2RS, Distance: 492m, Reference: Not Supplied, Date: 31st December 2000, Type: Refurbishment or Repair, Location Accuracy: Approx, Decision: -	11	400-500m	SE

Applications for Large Developments	Ref No.	Search Buffer	Direction
Residential			
Address: 27 Kewferry Drive, Northwood, Middlesex, HA6 2NT, Distance: 492m, Reference: 52923/APP/2009/1335, Date: 25th June 2009, Type: New Build, Location Accuracy: Good, Decision: Application submitted (decision unknown)	12	400-500m	E
Transport			
Address: Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 398m, Reference: Not Supplied, Date: 31st January 2009, Type: New Build, Location Accuracy: Good, Decision: -	13	300-400m	SE
Sport. leisure, entertainment			
Address: Mount Vernon Hospital, Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance / Direction: 169m, Reference: 3807FC/97/1306, Date: 31st August 1997, Type: New Build, Location Accuracy: Good, Decision: -	14	0-300m	SE
Education, health, military, municipal			
Address: Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 169m, Reference: Not Supplied, Date: 4th October 1996, Type: Alteration or Conversion, Location Accuracy: Good, Decision: -	14	0-300m	SE
Address: Mount Vernon Hospital, Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 169m, Reference: 96/1793, Date: 21st November 1996, Type: New Build, Location Accuracy: Good, Decision: -	14	0-300m	SE
Address: Mount Vernon Hospital, Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 169m, Reference: 3807/APP/2000/19, Date: 22nd February 2000, Type: New Build, Location Accuracy: Good, Decision: -	14	0-300m	SE
Address: Mount Vernon Hospital, Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 169m, Reference: 96/1534, Date: 1st October 1996, Type: New Build, Location Accuracy: Good, Decision: -	14	0-300m	SE
Address: Mount Vernon Hospital, Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 169m, Reference: 96/348, Date: 3rd March 1996, Type: New Build, Location Accuracy: Good, Decision: Application Withdrawn	14	0-300m	SE
Address: Mount Vernon Hospital, Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 169m, Reference: Not Supplied, Date: 19th November 1997, Type: Extension, Location Accuracy: Good, Decision: -	14	0-300m	SE
Address: Mount Vernon Hospital, Units 6 & 7, Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 169m, Reference: 3807FM/98/1018, Date: 31st May 1998, Type: Extension, Location Accuracy: Good, Decision: -	14	0-300m	SE
Address: Mount Vernon Hospital, Paul Strickland Scanner Centre, Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 169m, Reference: 3807/APP/2000/1671, Date: 25th September 2000, Type: New Build, Location Accuracy: Good, Decision: -	14	0-300m	SE
Address: Mount Vernon Hospital, Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 169m, Reference: Not Supplied, Date: 16th May 2001, Type: Extension, Location Accuracy: Good, Decision: -	14	0-300m	SE

Applications for Large Developments	Ref No.	Search Buffer	Direction
Education, health, military, municipal			
Address: Michael Sobell House, Mount Vernon Hospital, Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 169m, Reference: 3807/APP/2001/815, Date: 27th April 2001, Type: Extension, Location Accuracy: Good, Decision: -	14	0-300m	SE
Address: Michael Sobell House, Mount Vernon Hospital, Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 169m, Reference: 3807/APP/2001/816, Date: 27th April 2001, Type: Extension, Location Accuracy: Good, Decision: -	14	0-300m	SE
Address: Mount Vernon Hospital, Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 169m, Reference: Not Supplied, Date: 31st March 2002, Type: Extension, Location Accuracy: Good, Decision: -	14	0-300m	SE
Address: Mount Vernon Hospital, Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 169m, Reference: Not Supplied, Date: 3rd December 2001, Type: Alteration or Conversion, Location Accuracy: Good, Decision: -	14	0-300m	SE
Address: Mount Vernon Hospital, Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 169m, Reference: 3807/APP/2003/2382, Date: 27th October 2003, Type: New Build, Location Accuracy: Good, Decision: -	14	0-300m	SE
Address: Mount Vernon Hospital, Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 169m, Reference: 2004/674, Date: 10th March 2004, Type: New Build, Location Accuracy: Good, Decision: -	14	0-300m	SE
Address: Mount Vernon Hospital, Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 169m, Reference: 2004/879, Date: 31st March 2004, Type: New Build, Location Accuracy: Good, Decision: -	14	0-300m	SE
Address: Michael Sobell House, Mount Vernon Hospital, Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 169m, Reference: 2004/1513, Date: 3rd June 2004, Type: New Build, Location Accuracy: Good, Decision: -	14	0-300m	SE
Address: Mount Vernon Hospital Chemotherapy Suite, Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 169m, Reference: 2005/1983, Date: 29th July 2005, Type: Extension, Location Accuracy: Good, Decision: -	14	0-300m	SE
Address: Mount Vernon Hospital, Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 169m, Reference: Not Supplied, Date: 28th February 2006, Type: Alteration or Conversion, Location Accuracy: Good, Decision: -	14	0-300m	SE
Address: Paul Strickland Scanner Centre, Mount Vernon Hospital, Northwood, Middlesex, HA6 2RN, Distance: 169m, Reference: 3807/2006/1468, Date: 24th May 2006, Type: New Build, Location Accuracy: Good, Decision: Application granted	14	0-300m	SE
Address: Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 398m, Reference: Not Supplied, Date: 31st July 2012, Type: Extension, Location Accuracy: Good, Decision: -	13	300-400m	SE
Address: Mount Vernon Hospital, Rickmansworth Road, Northwood, Hillingdon, HA6 2RN, Distance: 398m, Reference: 3807/APP/2018/3816, Date: 29th October 2018, Type: Refurbishment or Repair, Location Accuracy: Good, Decision: Application granted	13	300-400m	SE
Address: RICKMANSWORTH ROAD, NORTHWOOD, HILLINGDON, HA6 2RN, Distance: 398m, Reference: Not Supplied, Date: 31st January 2021, Type: Refurbishment or Repair, Location Accuracy: Good, Decision: -	13	300-400m	SE

Applications for Large Developments	Ref No.	Search Buffer	Direction
Education, health, military, municipal			
Address: MOUNT VERNON HOSPITAL, RICKMANSWORTH ROAD, NORTHWOOD, HILLINGDON, HA6 2RN, Distance: 398m, Reference: Not Supplied, Date: 30th November 2021, Type: Refurbishment or Repair, Location Accuracy: Good, Decision: -	13	300-400m	SE
Address: MOUNT VERNON HOSPITAL, RICKMANSWORTH ROAD, NORTHWOOD, HILLINGDON, HA6 2RN, Distance: 398m, Reference: Not Supplied, Date: 30th November 2021, Type: Refurbishment or Repair, Location Accuracy: Good, Decision: -	13	300-400m	SE
Address: MOUNT VERNON HOSPITAL, RICKMANSWORTH ROAD, NORTHWOOD, HILLINGDON, HA6 2RN, Distance: 398m, Reference: 3807/APP/2021/2898, Date: 23rd July 2021, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	13	300-400m	SE
Address: MOUNT VERNON HOSPITAL, RICKMANSWORTH ROAD, NORTHWOOD, HILLINGDON, HA6 2RN, Distance: 398m, Reference: Not Supplied, Date: 31st January 2022, Type: Refurbishment or Repair, Location Accuracy: Good, Decision: -	13	300-400m	SE
Address: MOUNT VERNON HOSPITAL, RICKMANSWORTH ROAD, NORTHWOOD, HILLINGDON, HA6 2RN, Distance: 398m, Reference: Not Supplied, Date: 31st March 2022, Type: Alteration or Conversion, Location Accuracy: Good, Decision: -	13	300-400m	SE
Address: MOUNT VERNON HOSPITAL, RICKMANSWORTH ROAD, NORTHWOOD, HILLINGDON, HA6 2RN, Distance: 398m, Reference: Not Supplied, Date: 31st July 2024, Type: Refurbishment or Repair, Location Accuracy: Good, Decision: Application not yet submitted	13	300-400m	SE
Address: MOUNT VERNON HOSPITAL, RICKMANSWORTH ROAD, NORTHWOOD, HILLINGDON, HA6 2RN, Distance: 398m, Reference: FIND A TENDER REF:2024/S 000-034, Date: 31st October 2024, Type: Refurbishment or Repair, Location Accuracy: Good, Decision: Application not yet submitted	13	300-400m	SE
Address: Mount Vernon Hospital, Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 398m, Reference: 3807/06/1876, Date: 29th June 2006, Type: New Build, Location Accuracy: Good, Decision: Application granted	13	300-400m	SE
Address: Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 398m, Reference: Not Supplied, Date: 31st March 2008, Type: Refurbishment or Repair, Location Accuracy: Good, Decision: -	13	300-400m	SE
Address: Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 398m, Reference: Not Supplied, Date: 30th June 2008, Type: Refurbishment or Repair, Location Accuracy: Good, Decision: -	13	300-400m	SE
Address: Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 398m, Reference: Not Supplied, Date: 31st March 2009, Type: Extension, Location Accuracy: Good, Decision: -	13	300-400m	SE
Address: Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 398m, Reference: Not Supplied, Date: 31st December 2022, Type: New Build, Location Accuracy: Good, Decision: Application submitted (decision unknown)	13	300-400m	SE
Address: Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 398m, Reference: Not Supplied, Date: 28th February 2010, Type: Alteration or Conversion, Location Accuracy: Good, Decision: -	13	300-400m	SE
Address: Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 398m, Reference: Not Supplied, Date: 31st July 2010, Type: Refurbishment or Repair, Location Accuracy: Good, Decision: -	13	300-400m	SE

Brought to you by Landmark

Applications for Large Developments	Ref No.	Search Buffer	Direction
Education, health, military, municipal			
Address: Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 399m, Reference: 2004/2046, Date: 26th July 2004, Type: New Build, Location Accuracy: Good, Decision: -	13	300-400m	SE
Commercial (industrial, office, retail)			
Address: Ye Olde Greene Manne Public House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 60m, Reference: 18/0438/LBC, Date: 28th February 2018, Type: Extension, Location Accuracy: Good, Decision: Application granted	15	0-300m	E
Address: Gray Laby Trust, PO Box 100, Mount Vernon Hospital, Northwood, Middlesex, HA6 2RN, Distance: 169m, Reference: 97/0379, Date: 14th March 1997, Type: New Build, Location Accuracy: Good, Decision: -	14	0-300m	SE
Address: Mount Vernon Hospital, Leopold Muller Bldg, Rickmansworth Rd, Northwood, Middlesex, HA6 2RN, Distance: 169m, Reference: 97/1596, Date: 30th September 1997, Type: New Build, Location Accuracy: Good, Decision: -	14	0-300m	SE
Address: Mount Vernon Hospital, Rickmansworth Road, Northwood, Middlesex, HA6 2RG, Distance: 268m, Reference: 3807/APP/2016/4304, Date: 28th November 2016, Type: New Build, Location Accuracy: Good, Decision: Application submitted (decision unknown)	16	0-300m	SE
Address: Mount Vernon Hospital, Rickmansworth Road, Northwood, Hillingdon, HA6 2RN, Distance: 398m, Reference: 3807/APP/2017/741, Date: 2nd March 2017, Type: New Build, Location Accuracy: Good, Decision: Application granted	13	300-400m	SE
Address: Mount Vernon Hospital, Rickmansworth Road, Northwood, Hillingdon, HA6 2RN, Distance: 398m, Reference: OJEU REF:2020/S 012-022988, Date: 31st March 2020, Type: New Build, Location Accuracy: Good, Decision: -	13	300-400m	SE
Address: Mount Vernon Hospital, Rickmansworth Road, Northwood, Hillingdon, HA6 2RN, Distance: 398m, Reference: OJEU REF:2020/S 090-215805, Date: 31st August 2020, Type: New Build, Location Accuracy: Good, Decision: -	13	300-400m	SE
Address: MOUNT VERNON HOSPITAL, RICKMANSWORTH ROAD, NORTHWOOD, HILLINGDON, HA6 2RN, Distance: 398m, Reference: 3807/APP/2023/1008, Date: 4th April 2023, Type: New Build, Location Accuracy: Good, Decision: Application granted	13	300-400m	SE

Note: Where no application reference or date is shown, this usually means the project is at a very early pre-planning stage, or that the proposed works do not require planning permission.

Each application is given a location accuracy. The meanings appropriate to the section above are as follows:

- 'Good' - indicating location to the actual site
- 'Fair' - indicating location adjacent to the site
- 'Approx' - indicating location on the road of the site, typically within 300m

For general information on this section of the report please see the Useful Information section. You may also wish to find out more about the specific Planning Applications outlined above. To do this, please refer to the Useful Contacts section, and quote the relevant application reference in any correspondence.

Other Large Applications	Ref No.	Search Buffer	Direction
Low Location Accuracy Applications in your area			
Address: Griggs Field, Batchworth Heath, Rickmansworth, Hertfordshire, WD3, Reference: 00/01591/FUL, Date: 1st January 2001, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-1000m	E
Address: Moor Park Mansion, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QN, Reference: 08/0007/FUL & 08/0008/LBC, Date: 3rd January 2008, Type: New Build, Location Accuracy: Wider Area, Decision: Application granted	-	0-1000m	N
Address: Astons Road, Moor Park, Northwood, Middlesex, HA6, Reference: Not Supplied, Date: 30th November 2010, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-1000m	NE
Address: Astons Road, Moor Park, Northwood, Middlesex, HA6 2LD, Reference: Not Supplied, Date: 31st August 2011, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-1000m	NE
Address: Astons Park, Moore Park, Northwood, Middlesex, HA6, Reference: Not Supplied, Date: 30th November 2011, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-1000m	NE
Address: Rickmansworth to Moor Park, Rickmansworth, Hertfordshire, WD, Reference: Not Supplied, Date: 28th February 2013, Type: Refurbishment or Repair, Location Accuracy: Wider Area, Decision: -	-	0-1000m	N
Address: Bishops Wood, Woodcock Hill, Rickmansworth, Hertfordshire, WD3, Reference: 14/1515/FUL, Date: 7th August 2014, Type: Alteration or Conversion, Location Accuracy: Wider Area, Decision: Application granted	-	0-1000m	W

The Location Accuracy meanings appropriate to the section above are as follows:

'Wider area' - located in the wider vicinity of the site

'Multiple sites' - located at one of the multiple sites supplied

Applications for Small Developments	Ref No.	Search Buffer	Direction
Residential			
Address: Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 0m, Reference: 16/2009/FUL, Date: 19th October 2016, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application submitted (decision unknown)	1	On Site	E
Address: Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 0m, Reference: 17/1344/FUL, Date: 25th July 2017, Type: New Build, Location Accuracy: Good, Decision: Application Withdrawn	1	On Site	E
Address: Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 0m, Reference: 17/1615/DIS, Date: 31st July 2017, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	1	On Site	E
Address: Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 0m, Reference: 17/1614/DIS, Date: 31st July 2017, Type: New Build, Location Accuracy: Good, Decision: Application granted	1	On Site	E
Address: Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 0m, Reference: 17/1660/DIS, Date: 4th August 2017, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	1	On Site	E
Address: Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 0m, Reference: 17/2196/DIS, Date: 13th October 2017, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	1	On Site	E
Address: Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 0m, Reference: 17/1936/FUL, Date: 16th October 2017, Type: New Build, Location Accuracy: Good, Decision: Application Withdrawn	1	On Site	E
Address: Batchworth Heath Farm House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 0m, Reference: 18/1168/FUL, Date: 19th June 2018, Type: Extension, Location Accuracy: Good, Decision: Application granted	1	On Site	E
Address: Batchworth Heath Farm House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 0m, Reference: 19/0085/DIS, Date: 15th January 2019, Type: New Build, Location Accuracy: Good, Decision: Application granted	1	On Site	E
Address: Batchworth Heath Farm House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 0m, Reference: 19/0498/DIS, Date: 15th March 2019, Type: New Build, Location Accuracy: Good, Decision: Application granted	1	On Site	E
Address: Batchworth Heath Farm House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 0m, Reference: 19/0499/DIS, Date: 15th March 2019, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	1	On Site	E
Address: Batchworth Heath Farm House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 0m, Reference: 19/0497/FUL, Date: 15th March 2019, Type: New Build, Location Accuracy: Good, Decision: Application granted	1	On Site	E
Address: BATCHWORTH HEATH FARM, RICKMANSWORTH, HERTFORDSHIRE, WD3 1QB, Distance: 0m, Reference: 23/0301/FUL, Date: 2nd March 2023, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application submitted (decision unknown)	1	On Site	E
Address: BATCHWORTH HEATH FARM, RICKMANSWORTH, HERTFORDSHIRE, WD3 1QB, Distance: 0m, Reference: 24/1594/FUL, Date: 4th October 2024, Type: New Build, Location Accuracy: Good, Decision: Application refused	1	On Site	E

Applications for Small Developments	Ref No.	Search Buffer	Direction
Residential			
Address: The Cottage Batchworth Heath Farm and Livery, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 8m, Reference: 18/0774/CLED, Date: 12th April 2018, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	17	0-300m	E
Address: The Cottage Batchworth Heath Farm and Livery, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 8m, Reference: 19/1966/FUL, Date: 24th October 2019, Type: New Build, Location Accuracy: Good, Decision: Application Withdrawn	17	0-300m	E
Address: The Gate House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 11m, Reference: 97/0640/8, Date: 1st August 1997, Type: Extension, Location Accuracy: Good, Decision: -	17	0-300m	E
Address: The Gate House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 11m, Reference: 97/0209/8, Date: 20th March 1997, Type: Extension, Location Accuracy: Good, Decision: -	17	0-300m	E
Address: The Gate House, Batchworth Heath, RICKMANSWORTH, Hertfordshire, WD3 1QB, Distance: 11m, Reference: 16/1145/DIS, Date: 26th May 2016, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application submitted (decision unknown)	17	0-300m	E
Address: Batchworth Heath Farm Bungalow, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 17m, Reference: 02/01020/FUL, Date: 26th August 2002, Type: New Build, Location Accuracy: Good, Decision: -	17	0-300m	E
Address: Westmere 4, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 24m, Reference: 18/0521/FUL, Date: 12th March 2018, Type: Extension, Location Accuracy: Good, Decision: Application granted	17	0-300m	E
Address: Batchworth Heath House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3, Distance: 31m, Reference: 97/0685/8, Date: 19th August 1997, Type: Alteration or Conversion, Location Accuracy: Good, Decision: -	18	0-300m	E
Address: Batchworth Heath Farm, Batchworth Heath, RICKMANSWORTH, Hertfordshire, WD3 1QB, Distance: 35m, Reference: 14/0384/CLED, Date: 14th March 2014, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application submitted (decision unknown)	19	0-300m	E
Address: Batchworth Heath Farm, Batchworth Heath, RICKMANSWORTH, Hertfordshire, WD3 1QB, Distance: 35m, Reference: 15/1181/FUL, Date: 11th June 2015, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	19	0-300m	E
Address: Batchworth Heath Farm, Batchworth Heath, RICKMANSWORTH, Hertfordshire, WD3 1QB, Distance: 35m, Reference: 16/0601/CLPD, Date: 21st March 2016, Type: Extension, Location Accuracy: Good, Decision: Application granted	19	0-300m	E
Address: Batchworth Heath Farm and Livery, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 39m, Reference: 17/1863/DIS, Date: 25th September 2017, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	20	0-300m	E
Address: Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 39m, Reference: 18/2326/FUL, Date: 3rd December 2018, Type: New Build, Location Accuracy: Good, Decision: Application granted	20	0-300m	E
Address: Primrose Lodge, London Road, Rickmansworth, Hertfordshire, WD3 1JX, Distance: 41m, Reference: 01/00651/FUL, Date: 10th June 2001, Type: Extension, Location Accuracy: Good, Decision: -	21	0-300m	NW

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Applications for Small Developments	Ref No.	Search Buffer	Direction
Residential			
Address: Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 42m, Reference: 09/1212/FUL, Date: 25th August 2009, Type: New Build, Location Accuracy: Good, Decision: Application submitted (decision unknown)	20	0-300m	E
Address: 9, Park Close, Rickmansworth, Hertfordshire, WD3 1QH, Distance: 48m, Reference: 17/2247/NMA, Date: 20th October 2017, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	22	0-300m	NE
Address: 9, Park Close, Rickmansworth, Hertfordshire, WD3 1QH, Distance: 48m, Reference: 18/1261/DIS, Date: 15th June 2018, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	22	0-300m	NE
Address: 9, Park Close, Rickmansworth, Hertfordshire, WD3 1QH, Distance: 48m, Reference: 18/1605/DIS, Date: 3rd August 2018, Type: New Build, Location Accuracy: Good, Decision: Application granted	22	0-300m	NE
Address: 1 Park Close, Rickmansworth, Hertfordshire, WD3 1QH, Distance: 63m, Reference: 00/00224/FUL, Date: 7th March 2000, Type: Extension, Location Accuracy: Good, Decision: -	23	0-300m	E
Address: 3 Park Close, Rickmansworth, Hertfordshire, WD3 1QH, Distance: 65m, Reference: 04/1571/FUL, Date: 11th October 2004, Type: Extension, Location Accuracy: Good, Decision: -	22	0-300m	NE
Address: 3 Park Close, Rickmansworth, Hertfordshire, WD3 1QH, Distance: 65m, Reference: 05/0175/FUL, Date: 7th February 2005, Type: Extension, Location Accuracy: Good, Decision: -	22	0-300m	NE
Address: 9 Park Close, Rickmansworth, Hertfordshire, WD3, Distance: 83m, Reference: 99/01802/OUT, Date: 13th July 1999, Type: New Build, Location Accuracy: Approx, Decision: -	22	0-300m	NE
Address: 8, Park Close, RICKMANSWORTH, Hertfordshire, WD3 1QH, Distance: 92m, Reference: 15/0768/FUL, Date: 12th May 2015, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	22	0-300m	NE
Address: 6, HOME FARM ROAD, RICKMANSWORTH, HERTFORDSHIRE, WD3 1JU, Distance: 107m, Reference: 22/1761/FUL, Date: 4th October 2022, Type: Extension, Location Accuracy: Good, Decision: Application granted	24	0-300m	N
Address: 6, HOME FARM ROAD, RICKMANSWORTH, HERTFORDSHIRE, WD3 1JU, Distance: 107m, Reference: 23/0570/FUL, Date: 5th April 2023, Type: Extension, Location Accuracy: Good, Decision: Application granted	24	0-300m	N
Address: 6, HOME FARM ROAD, RICKMANSWORTH, HERTFORDSHIRE, WD3 1JU, Distance: 107m, Reference: 24/1601/FUL, Date: 14th October 2024, Type: New Build, Location Accuracy: Good, Decision: Application granted	24	0-300m	N
Address: 9 Park Close, Rickmansworth, Hertfordshire, WD3 1QH, Distance: 114m, Reference: 12/1384/FUL, Date: 23rd July 2012, Type: New Build, Location Accuracy: Good, Decision: Application submitted (decision unknown)	25	0-300m	NE
Address: 9 Park Close, Rickmansworth, Hertfordshire, WD3, Distance: 114m, Reference: 01/00538/OUT, Date: 26th March 2001, Type: New Build, Location Accuracy: Good, Decision: -	25	0-300m	NE

Applications for Small Developments	Ref No.	Search Buffer	Direction
Residential			
Address: Ye Olde Greene Manne, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 114m, Reference: 08/1023/LBC, Date: 19th May 2008, Type: New Build, Location Accuracy: Good, Decision: -	26	0-300m	E
Address: Ye Olde Greene Manne, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 114m, Reference: 08/1022/FUL, Date: 19th May 2008, Type: New Build, Location Accuracy: Good, Decision: -	26	0-300m	E
Address: Ye Olde Greene Manne, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 114m, Reference: 11/2064/DIS, Date: 4th October 2011, Type: New Build, Location Accuracy: Good, Decision: Application submitted (decision unknown)	26	0-300m	E
Address: Ye Olde Greene Manne, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 114m, Reference: 11/2060/DIS, Date: 4th October 2011, Type: New Build, Location Accuracy: Good, Decision: Application submitted (decision unknown)	26	0-300m	E
Address: 9 Park Close, Rickmansworth, Hertfordshire, WD3 1QH, Distance: 115m, Reference: 03/0852/FUL, Date: 10th June 2003, Type: Extension, Location Accuracy: Good, Decision: -	25	0-300m	NE
Address: 9, Park Close, Rickmansworth, Hertfordshire, WD3 1QH, Distance: 115m, Reference: 08/0720/FUL, Date: 4th April 2008, Type: Demolition, Location Accuracy: Good, Decision: -	25	0-300m	NE
Address: 9, Park Close, Rickmansworth, Hertfordshire, WD3 1QH, Distance: 115m, Reference: 09/1211/FUL, Date: 10th August 2009, Type: New Build, Location Accuracy: Good, Decision: Application submitted (decision unknown)	25	0-300m	NE
Address: Worth Cottage 9, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 116m, Reference: 16/1898/DIS, Date: 8th September 2016, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	27	0-300m	E
Address: 10 Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 121m, Reference: 99/02135/FUL, Date: 6th October 1999, Type: Extension, Location Accuracy: Good, Decision: -	27	0-300m	E
Address: Pond House, 4 Home Farm Road, Rickmansworth, Hertfordshire, WD3 1JU, Distance: 122m, Reference: 06/0553/FUL, Date: 20th March 2006, Type: Extension, Location Accuracy: Good, Decision: -	24	0-300m	N
Address: Pond House, 4 Home Farm Road, Rickmansworth, Hertfordshire, WD3 1JU, Distance: 122m, Reference: 06/1641/FUL, Date: 23rd September 2006, Type: New Build, Location Accuracy: Good, Decision: -	24	0-300m	N
Address: 9 Park Close, Rickmansworth, Hertfordshire, WD3 1QH, Distance: 124m, Reference: 14/2400/FUL, Date: 19th December 2014, Type: New Build, Location Accuracy: Approx, Decision: Application submitted (decision unknown)	22	0-300m	NE
Address: 12, Batchworth Heath, RICKMANSWORTH, Hertfordshire, WD3 1QB, Distance: 150m, Reference: 15/0260/FUL, Date: 4th February 2015, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	27	0-300m	E
Address: 2 White Hill Cottages, White Hill, Rickmansworth, Hertfordshire, WD3 1PZ, Distance: 150m, Reference: 05/1657/FUL, Date: 26th November 2005, Type: New Build, Location Accuracy: Good, Decision: -	28	0-300m	SE

Applications for Small Developments	Ref No.	Search Buffer	Direction
Residential			
Address: 3 White Hill Cottages, White Hill, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1PZ, Distance: 154m, Reference: 01/00410/FUL, Date: 26th March 2001, Type: Extension, Location Accuracy: Good, Decision: -	28	0-300m	SE
Address: 3 White Hill Cottages, White Hill, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1PZ, Distance: 154m, Reference: 02/00261/FUL, Date: 10th March 2002, Type: Extension, Location Accuracy: Good, Decision: -	28	0-300m	SE
Address: 2, Home Farm Road, Rickmansworth, Hertfordshire, WD3 1JU, Distance: 163m, Reference: 12/0652/FUL, Date: 3rd April 2012, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	24	0-300m	N
Address: 2, Home Farm Road, RICKMANSWORTH, Hertfordshire, WD3 1JU, Distance: 163m, Reference: 12/1548/FUL, Date: 13th August 2012, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	24	0-300m	N
Address: 7, HOME FARM ROAD, RICKMANSWORTH, HERTFORDSHIRE, WD3 1JU, Distance: 173m, Reference: 25/0032/CLPD, Date: 8th January 2025, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	29	0-300m	N
Address: 7, HOME FARM ROAD, RICKMANSWORTH, HERTFORDSHIRE, WD3 1JU, Distance: 173m, Reference: 25/0030/FUL, Date: 8th January 2025, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	29	0-300m	N
Address: 5, PARK CLOSE, RICKMANSWORTH, HERTFORDSHIRE, WD3 1QH, Distance: 182m, Reference: 21/0801/FUL, Date: 21st April 2021, Type: Extension, Location Accuracy: Good, Decision: Application granted	30	0-300m	E
Address: 5, Park Close, Rickmansworth, Hertfordshire, WD3 1QH, Distance: 183m, Reference: 08/1074/FUL, Date: 20th May 2008, Type: New Build, Location Accuracy: Good, Decision: -	30	0-300m	E
Address: 5, Park Close, Rickmansworth, Hertfordshire, WD3 1QH, Distance: 183m, Reference: 09/0624/FUL, Date: 6th May 2009, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	30	0-300m	E
Address: Lockwell, White Hill, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1PY, Distance: 234m, Reference: 10/0339/FUL, Date: 26th February 2010, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application submitted (decision unknown)	31	0-300m	S
Address: Flat 5, Birhen Court, Richmansworth Road, Northwood, Middlesex, HA6 2GY, Distance: 254m, Reference: 61637/06/3082, Date: 6th November 2006, Type: Extension, Location Accuracy: Good, Decision: -	32	0-300m	E
Address: TRALEE, LONDON ROAD, RICKMANSWORTH, HERTFORDSHIRE, WD3 1JT, Distance: 287m, Reference: 21/1825/CLPD, Date: 22nd July 2021, Type: New Build, Location Accuracy: Good, Decision: Application refused	33	0-300m	N
Address: TRALEE, LONDON ROAD, RICKMANSWORTH, HERTFORDSHIRE, WD3 1JT, Distance: 287m, Reference: 21/1818/CLPD, Date: 23rd July 2021, Type: Extension, Location Accuracy: Good, Decision: Application granted	33	0-300m	N
Address: TRALEE, LONDON ROAD, RICKMANSWORTH, HERTFORDSHIRE, WD3 1JT, Distance: 287m, Reference: 21/2397/CLPD, Date: 13th October 2021, Type: New Build, Location Accuracy: Good, Decision: Application granted	33	0-300m	N

Applications for Small Developments	Ref No.	Search Buffer	Direction
Residential			
Address: TRALEE, LONDON ROAD, RICKMANSWORTH, HERTFORDSHIRE, WD3 1JT, Distance: 287m, Reference: 22/1687/FUL, Date: 6th October 2022, Type: New Build, Location Accuracy: Good, Decision: Application refused	33	0-300m	N
Address: TRALEE, LONDON ROAD, RICKMANSWORTH, HERTFORDSHIRE, WD3 1JT, Distance: 287m, Reference: 23/1827/FUL, Date: 27th October 2023, Type: New Build, Location Accuracy: Good, Decision: Application submitted (decision unknown)	33	0-300m	N
Address: Greenacre, Kewferry Drive, Northwood, Hillingdon, HA6 2NU, Distance: 294m, Reference: 25284/APP/2016/2659, Date: 1st August 2016, Type: New Build, Location Accuracy: Good, Decision: Application Withdrawn	34	0-300m	E
Address: Greenacre, Kewferry Drive, Northwood, Hillingdon, HA6 2NU, Distance: 294m, Reference: 25284/APP/2016/3443, Date: 7th October 2016, Type: Extension, Location Accuracy: Good, Decision: Application granted	34	0-300m	E
Address: CRANTOCK, RICKMANSWORTH ROAD, NORTHWOOD, HILLINGDON, HA6 2RQ, Distance: 302m, Reference: 77741/APP/2022/3839, Date: 19th December 2022, Type: Extension, Location Accuracy: Good, Decision: Application granted	35	300-400m	SE
Address: 5 Mount Vernon Cottages, White Hill, Northwood, Middlesex, HA6, Distance: 304m, Reference: 97/0968, Date: 16th June 1997, Type: Extension, Location Accuracy: Good, Decision: -	36	300-400m	S
Address: Cherry Hill, London Road, Rickmansworth, Hertfordshire, WD3 1JT, Distance: 304m, Reference: 19/1446/FUL, Date: 2nd August 2019, Type: Extension, Location Accuracy: Good, Decision: Application Withdrawn	33	300-400m	N
Address: Cherry Hill, London Road, Rickmansworth, Hertfordshire, WD3 1JT, Distance: 304m, Reference: 19/2305/FUL, Date: 5th December 2019, Type: Extension, Location Accuracy: Good, Decision: Application granted	33	300-400m	N
Address: 215, Thirlmere Gardens, Northwood, Hillingdon, HA6 2GA, Distance: 307m, Reference: 74635/APP/2019/710, Date: 28th February 2019, Type: Extension, Location Accuracy: Good, Decision: Application refused	37	300-400m	E
Address: 215, Thirlmere Gardens, Northwood, Hillingdon, HA6 2GA, Distance: 307m, Reference: 74635/APP/2019/1670, Date: 17th May 2019, Type: Extension, Location Accuracy: Good, Decision: Application granted	37	300-400m	E
Address: BIRKEN MEWS 2, RICKMANSWORTH ROAD, NORTHWOOD, HILLINGDON, HA6 2GY, Distance: 311m, Reference: 78019/APP/2023/1347, Date: 10th May 2023, Type: Extension, Location Accuracy: Good, Decision: Application granted	38	300-400m	E
Address: BIRKEN MEWS 2, RICKMANSWORTH ROAD, NORTHWOOD, HILLINGDON, HA6 2GY, Distance: 311m, Reference: 78019/APP/2024/37, Date: 8th January 2024, Type: Extension, Location Accuracy: Good, Decision: Application granted	38	300-400m	E
Address: BIRKEN MEWS 2, RICKMANSWORTH ROAD, NORTHWOOD, HILLINGDON, HA6 2GY, Distance: 311m, Reference: 78019/APP/2024/119, Date: 17th January 2024, Type: New Build, Location Accuracy: Good, Decision: Application granted	38	300-400m	E
Address: Rajvilas, Kewferry Drive, Northwood, Middlesex, HA6 2NT, Distance: 321m, Reference: 6526/APP/2004/154, Date: 27th January 2004, Type: Extension, Location Accuracy: Good, Decision: -	37	300-400m	E

Applications for Small Developments	Ref No.	Search Buffer	Direction
Residential			
Address: Rajvilas, Kewferry Drive, Northwood, Middlesex, HA6 2NT, Distance: 321m, Reference: 6526/07/634, Date: 12th March 2007, Type: New Build, Location Accuracy: Good, Decision: -	37	300-400m	E
Address: Rajvilas, Kewferry Drive, Northwood, Middlesex, HA6 2NT, Distance: 321m, Reference: 6526/APP/2009/442, Date: 5th March 2009, Type: New Build, Location Accuracy: Good, Decision: Application submitted (decision unknown)	37	300-400m	E
Address: Rajvilas, Kewferry Drive, Northwood, Middlesex, HA6 2NT, Distance: 321m, Reference: 6526/APP/2009/1575, Date: 28th July 2009, Type: New Build, Location Accuracy: Good, Decision: Application submitted (decision unknown)	37	300-400m	E
Address: Rajvilas, Kewferry Drive, Northwood, Middlesex, HA6 2NT, Distance: 321m, Reference: 6526/APP/2010/1341, Date: 18th June 2010, Type: New Build, Location Accuracy: Good, Decision: Application submitted (decision unknown)	37	300-400m	E
Address: Rose Bank, London Road, Rickmansworth, Hertfordshire, WD3 1JT, Distance: 337m, Reference: 08/2186/FUL, Date: 8th December 2008, Type: Extension, Location Accuracy: Good, Decision: -	39	300-400m	N
Address: 2, Temple Gardens, Rickmansworth, Hertfordshire, WD3 1QJ, Distance: 342m, Reference: 12/1387/RSP, Date: 7th August 2012, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	40	300-400m	NE
Address: 2, Temple Gardens, Rickmansworth, Hertfordshire, WD3 1QJ, Distance: 342m, Reference: 12/1801/DIS, Date: 20th September 2012, Type: New Build, Location Accuracy: Good, Decision: Application submitted (decision unknown)	40	300-400m	NE
Address: 2 Temple Gardens, Moor Park, Rickmansworth, Hertfordshire, WD3 1QJ, Distance: 342m, Reference: 02/00909/FUL, Date: 28th July 2002, Type: Extension, Location Accuracy: Good, Decision: -	40	300-400m	NE
Address: 2 Temple Gardens, Moor Park, Rickmansworth, Hertfordshire, WD3 1QJ, Distance: 342m, Reference: 04/1784/FUL, Date: 17th November 2004, Type: Extension, Location Accuracy: Good, Decision: -	40	300-400m	NE
Address: 2, Temple Gardens, Rickmansworth, Hertfordshire, WD3 1QJ, Distance: 342m, Reference: 09/0102/FUL, Date: 27th January 2009, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	40	300-400m	NE
Address: 2, Temple Gardens, Rickmansworth, Hertfordshire, WD3 1QJ, Distance: 342m, Reference: 10/1558/FUL, Date: 24th August 2010, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	40	300-400m	NE
Address: Donnybrook, Kewferry Drive, Northwood, Middlesex, HA6 2NU, Distance: 352m, Reference: 54354/APP/2001/1658, Date: 1st July 2001, Type: New Build, Location Accuracy: Good, Decision: -	41	300-400m	E
Address: Emoyeni, London Road, Rickmansworth, Hertfordshire, WD3 1JT, Distance: 353m, Reference: 17/0023/FUL, Date: 23rd January 2017, Type: Extension, Location Accuracy: Good, Decision: Application granted	39	300-400m	N
Address: Emoyeni, London Road, RICKMANSWORTH, Hertfordshire, WD3 1JT, Distance: 354m, Reference: 14/1094/FUL, Date: 27th June 2014, Type: New Build, Location Accuracy: Good, Decision: Application submitted (decision unknown)	39	300-400m	N

Applications for Small Developments	Ref No.	Search Buffer	Direction
Residential			
Address: Emoyeni, London Road, RICKMANSWORTH, Hertfordshire, WD3 1JT, Distance: 354m, Reference: 14/1092/FUL, Date: 27th June 2014, Type: New Build, Location Accuracy: Good, Decision: Application submitted (decision unknown)	39	300-400m	N
Address: Emoyeni, London Road, RICKMANSWORTH, Hertfordshire, WD3 1JT, Distance: 354m, Reference: 15/1522/FUL, Date: 3rd August 2015, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	39	300-400m	N
Address: Emoyeni, London Road, RICKMANSWORTH, Hertfordshire, WD3 1JT, Distance: 354m, Reference: 15/2056/FUL, Date: 13th October 2015, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	39	300-400m	N
Address: Emoyeni, London Road, RICKMANSWORTH, Hertfordshire, WD3 1JT, Distance: 354m, Reference: 16/0283/FUL, Date: 17th February 2016, Type: Extension, Location Accuracy: Good, Decision: Application granted	39	300-400m	N
Address: Emoyeni, London Road, Rickmansworth, Hertfordshire, WD3 1JT, Distance: 354m, Reference: 08/0224/FUL, Date: 1st February 2008, Type: New Build, Location Accuracy: Good, Decision: -	39	300-400m	N
Address: Emoyeni, London Road, Rickmansworth, Hertfordshire, WD3 1JT, Distance: 354m, Reference: 08/1143/FUL, Date: 5th June 2008, Type: New Build, Location Accuracy: Good, Decision: -	39	300-400m	N
Address: Emoyeni, London Road, Rickmansworth, Hertfordshire, WD3 1JT, Distance: 354m, Reference: 08/2031/FUL, Date: 6th November 2008, Type: New Build, Location Accuracy: Good, Decision: -	39	300-400m	N
Address: Emoyeni, London Road, Rickmansworth, Hertfordshire, WD3 1JT, Distance: 354m, Reference: 11/0907/FUL, Date: 4th May 2011, Type: New Build, Location Accuracy: Good, Decision: Application submitted (decision unknown)	39	300-400m	N
Address: Emoyeni, London Road, Rickmansworth, Hertfordshire, WD3 1JT, Distance: 354m, Reference: 11/0998/FUL, Date: 4th May 2011, Type: New Build, Location Accuracy: Good, Decision: Application submitted (decision unknown)	39	300-400m	N
Address: 2, Anson Walk, NORTHWOOD, Middlesex, HA6 2LA, Distance: 363m, Reference: 15/2554/FUL, Date: 5th January 2016, Type: Extension, Location Accuracy: Good, Decision: Application Withdrawn	42	300-400m	E
Address: 2, Anson Walk, Moor Park, Hertfordshire, HA6 2LA, Distance: 366m, Reference: 16/1262/FUL, Date: 29th June 2016, Type: Extension, Location Accuracy: Good, Decision: Application granted	42	300-400m	E
Address: 2, Anson Walk, Moor Park, Hertfordshire, HA6 2LA, Distance: 366m, Reference: 16/1262/RSP, Date: 29th June 2016, Type: Extension, Location Accuracy: Good, Decision: Application granted	42	300-400m	E
Address: Land Adjacent To 1 Temple Gardens, Moor Park, Rickmansworth, Hertfordshire, WD3 1QJ, Distance: 371m, Reference: 10/0351/FUL, Date: 1st March 2010, Type: Alteration or Conversion, Location Accuracy: Fair, Decision: Application submitted (decision unknown)	43	300-400m	NE
Address: 1, Temple Gardens, Moor Park, Hertfordshire, WD3 1QJ, Distance: 373m, Reference: 16/1210/NMA, Date: 7th June 2016, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	43	300-400m	NE

Applications for Small Developments	Ref No.	Search Buffer	Direction
Residential			
Address: 1, TEMPLE GARDENS, RICKMANSWORTH, HERTFORDSHIRE, WD3 1QJ, Distance: 373m, Reference: 23/1555/DIS, Date: 13th September 2023, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	43	300-400m	NE
Address: 1, TEMPLE GARDENS, RICKMANSWORTH, HERTFORDSHIRE, WD3 1QJ, Distance: 373m, Reference: 24/0194/NMA, Date: 7th February 2024, Type: New Build, Location Accuracy: Good, Decision: Application granted	43	300-400m	NE
Address: 1, TEMPLE GARDENS, RICKMANSWORTH, HERTFORDSHIRE, WD3 1QJ, Distance: 373m, Reference: 24/0486/DIS, Date: 26th March 2024, Type: New Build, Location Accuracy: Good, Decision: Application granted	43	300-400m	NE
Address: 4, Temple Gardens, Rickmansworth, Hertfordshire, WD3 1QJ, Distance: 376m, Reference: 13/0921/FUL, Date: 28th May 2013, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	44	300-400m	NE
Address: 172, Thirlmere Gardens, NORTHWOOD, Middlesex, HA6 2RU, Distance: 376m, Reference: 41276/APP/2013/3134, Date: 23rd October 2013, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	45	300-400m	SE
Address: 172, Thirlmere Gardens, NORTHWOOD, Middlesex, HA6 2RU, Distance: 376m, Reference: 41276/APP/2014/296, Date: 28th January 2014, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	45	300-400m	SE
Address: 172, Thirlmere Gardens, NORTHWOOD, Middlesex, HA6 2RU, Distance: 376m, Reference: 41276/APP/2014/4264, Date: 4th December 2014, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	45	300-400m	SE
Address: 4, Temple Gardens, RICKMANSWORTH, Hertfordshire, WD3 1QJ, Distance: 376m, Reference: 16/0260/FUL, Date: 17th February 2016, Type: Extension, Location Accuracy: Good, Decision: Application granted	44	300-400m	NE
Address: 4, Temple Gardens, Moor Park, Hertfordshire, WD3 1QJ, Distance: 376m, Reference: 18/2029/FUL, Date: 23rd October 2018, Type: Extension, Location Accuracy: Good, Decision: Application granted	44	300-400m	NE
Address: 4, TEMPLE GARDENS, RICKMANSWORTH, HERTFORDSHIRE, WD3 1QJ, Distance: 376m, Reference: 21/0718/NMA, Date: 22nd March 2021, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	44	300-400m	NE
Address: 4, Temple Gardens, Rickmansworth, Hertfordshire, WD3 1QJ, Distance: 376m, Reference: 11/1081/FUL, Date: 15th June 2011, Type: New Build, Location Accuracy: Good, Decision: Application submitted (decision unknown)	44	300-400m	NE
Address: La Chenaie, Kewferry Drive, Northwood, Middlesex, HA6 2NU, Distance: 380m, Reference: 17614/APP/2010/2565, Date: 5th November 2010, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	41	300-400m	E
Address: La Chenaie, Kewferry Drive, Northwood, Middlesex, HA6 2NU, Distance: 380m, Reference: 17614/APP/2010/2738, Date: 7th December 2010, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	41	300-400m	E
Address: 2 The Shrubs, Northwood Road, Harefield, Uxbridge, Middlesex, UB9 6PY, Distance: 394m, Reference: 22395/APP/2000/2077, Date: 30th September 2000, Type: Extension, Location Accuracy: Good, Decision: -	46	300-400m	SW

Applications for Small Developments	Ref No.	Search Buffer	Direction
Residential			
Address: Mount Vernon Hospital, Rickmansworth Road, Northwood, Hillingdon, HA6 2RN, Distance: 398m, Reference: 3807/APP/2019/1031, Date: 26th March 2019, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	47	300-400m	SE
Address: Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 398m, Reference: 3807/APP/2009/164, Date: 5th February 2009, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	47	300-400m	SE
Address: Mount Vernon Treatment Centre, Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 398m, Reference: 3807/APP/2011/1031, Date: 17th May 2011, Type: New Build, Location Accuracy: Good, Decision: Application submitted (decision unknown)	47	300-400m	SE
Address: Pavel strickland scanner centre, Mt veman hospital, Northwood, Middlesex, Distance: 399m, Reference: 3801/07/393, Date: 1st March 2007, Type: New Build, Location Accuracy: Good, Decision: -	47	300-400m	SE
Address: Paul Strichland Scanner Centre, Mr Vernon Hospital, Northwood, Middlesex, HA6, Distance: 399m, Reference: 3807/07/789, Date: 21st March 2007, Type: New Build, Location Accuracy: Good, Decision: -	47	300-400m	SE
Civil Engineering inc. demolitions			
Address: Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 0m, Reference: 16/2008/FUL, Date: 19th October 2016, Type: Extension, Location Accuracy: Good, Decision: Application granted	1	On Site	E
Address: 7, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 23m, Reference: 12/1138/CAC, Date: 19th June 2012, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	17	0-300m	E
Address: 7, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 23m, Reference: 07/0297/CAC, Date: 12th February 2007, Type: Demolition, Location Accuracy: Good, Decision: -	17	0-300m	E
Address: 7, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 23m, Reference: 07/2196/CAC, Date: 31st October 2007, Type: Demolition, Location Accuracy: Good, Decision: -	17	0-300m	E
Address: 9, Park Close, Rickmansworth, Hertfordshire, WD3 1QH, Distance: 48m, Reference: 17/2341/DIS, Date: 13th November 2017, Type: New Build, Location Accuracy: Good, Decision: Application granted	22	0-300m	NE
Address: 9, Batchworth Heath, RICKMANSWORTH, Hertfordshire, WD3 1QB, Distance: 115m, Reference: 15/2425/FUL, Date: 11th December 2015, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	27	0-300m	E
Address: WHITE HILL COTTAGES 3, WHITE HILL, RICKMANSWORTH, HERTFORDSHIRE, WD3 1PZ, Distance: 154m, Reference: 23/0012/CLPD, Date: 11th January 2023, Type: New Build, Location Accuracy: Good, Decision: Application granted	28	0-300m	SE
Address: WHITE HILL COTTAGES 3, WHITE HILL, RICKMANSWORTH, HERTFORDSHIRE, WD3 1PZ, Distance: 154m, Reference: 23/1392/RSP, Date: 18th August 2023, Type: New Build, Location Accuracy: Good, Decision: Application granted	28	0-300m	SE

Applications for Small Developments	Ref No.	Search Buffer	Direction
Civil Engineering inc. demolitions			
Address: 5 Mount Vernon Cottages, White Hill, Northwood, Middlesex, HA6, Distance: 304m, Reference: 50134/APP/2011/2860, Date: 24th November 2011, Type: New Build, Location Accuracy: Good, Decision: Application submitted (decision unknown)	36	300-400m	S
Address: 5 Mount Vernon Cottages, White Hill, Northwood, Middlesex, HA6, Distance: 304m, Reference: 50134/APP/2011/720, Date: 23rd March 2011, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	36	300-400m	S
Address: 2, Temple Gardens, Rickmansworth, Hertfordshire, WD3 1QJ, Distance: 342m, Reference: 12/1388/CAC, Date: 7th August 2012, Type: Demolition, Location Accuracy: Good, Decision: Application submitted (decision unknown)	40	300-400m	NE
Address: 1, Temple Gardens, RICKMANSWORTH, Hertfordshire, WD3 1QJ, Distance: 371m, Reference: 16/0412/FUL, Date: 9th March 2016, Type: Extension, Location Accuracy: Good, Decision: Application granted	43	300-400m	NE
Address: 4, Temple Gardens, Rickmansworth, Hertfordshire, WD3 1QJ, Distance: 376m, Reference: 12/0452/CAC, Date: 26th March 2012, Type: Demolition, Location Accuracy: Good, Decision: Application submitted (decision unknown)	44	300-400m	NE
Address: 4, Temple Gardens, Rickmansworth, Hertfordshire, WD3 1QJ, Distance: 376m, Reference: 12/0451/FUL, Date: 26th March 2012, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	44	300-400m	NE
Address: 4, Temple Gardens, Rickmansworth, Hertfordshire, WD3 1QJ, Distance: 376m, Reference: 11/1162/CAC, Date: 15th June 2011, Type: Demolition, Location Accuracy: Good, Decision: Application submitted (decision unknown)	44	300-400m	NE
Address: La Chenaie, Kewferry Drive, Northwood, Middlesex, HA6 2NU, Distance: 380m, Reference: 17614/APP/2009/810, Date: 27th May 2009, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	41	300-400m	E
Address: Mount Verman Hospital, Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 398m, Reference: 3807/07/2491, Date: 17th August 2007, Type: Demolition, Location Accuracy: Good, Decision: -	47	300-400m	SE
Address: Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 398m, Reference: 3807/APP/2009/1212, Date: 11th June 2009, Type: New Build, Location Accuracy: Good, Decision: Application submitted (decision unknown)	47	300-400m	SE
Transport			
Address: Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 398m, Reference: 3807/APP/2008/2548, Date: 20th August 2008, Type: New Build, Location Accuracy: Good, Decision: -	47	300-400m	SE
Address: Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 398m, Reference: 3807/APP/2009/225, Date: 5th February 2009, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application submitted (decision unknown)	47	300-400m	SE
Sport, leisure, entertainment			
Address: 15 Home Farm Road, Rickmansworth, Hertfordshire, WD3 1JU, Distance: 119m, Reference: 03/1482/FUL, Date: 23rd October 2003, Type: New Build, Location Accuracy: Good, Decision: -	48	0-300m	N

Applications for Small Developments	Ref No.	Search Buffer	Direction
Sport, leisure, entertainment			
Address: Lockwell, White Hill, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1PY, Distance: 234m, Reference: 11/2356/FUL, Date: 7th December 2011, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	31	0-300m	S
Address: Lockwell, White Hill, Batchworth Heath, RICKMANSWORTH, Hertfordshire, WD3 1PY, Distance: 234m, Reference: 14/0961/CLPD, Date: 27th May 2014, Type: New Build, Location Accuracy: Good, Decision: Application submitted (decision unknown)	31	0-300m	S
Address: Adj 5 Mount Vernon Cottages, White Hill, Northwood, Middlesex, WD3 1PZ, Distance: 304m, Reference: 2004/1329, Date: 12th May 2004, Type: Extension, Location Accuracy: Fair, Decision: -	36	300-400m	S
Address: Donnybrook, Kewferry Drive, Northwood, Middlesex, HA6 2NU, Distance: 352m, Reference: 54354/APP/2001/213, Date: 27th January 2001, Type: Extension, Location Accuracy: Good, Decision: -	41	300-400m	E
Address: 1, Temple Gardens, Rickmansworth, Hertfordshire, WD3 1QJ, Distance: 371m, Reference: 10/1724/FUL, Date: 23rd September 2010, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application submitted (decision unknown)	43	300-400m	NE
Address: 4, Temple Gardens, RICKMANSWORTH, Hertfordshire, WD3 1QJ, Distance: 376m, Reference: 13/2293/CLPD, Date: 6th January 2014, Type: New Build, Location Accuracy: Good, Decision: Application submitted (decision unknown)	44	300-400m	NE
Address: 4, Temple Gardens, RICKMANSWORTH, Hertfordshire, WD3 1QJ, Distance: 376m, Reference: 14/1422/CLPD, Date: 31st July 2014, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application submitted (decision unknown)	44	300-400m	NE
Education, health, military, municipal			
Address: Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3, Distance: 42m, Reference: 04/0532/FUL, Date: 31st March 2004, Type: Extension, Location Accuracy: Good, Decision: -	20	0-300m	E
Address: Michael Sobell Unit, Mt Vernon Hospital, Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 169m, Reference: 3807FW/99/1061, Date: 31st May 1999, Type: Extension, Location Accuracy: Good, Decision: -	49	0-300m	SE
Address: Mount Vernon Hospital, Block 68, Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 169m, Reference: 3807/APP/2003/1099, Date: 27th May 2003, Type: Alteration or Conversion, Location Accuracy: Good, Decision: -	49	0-300m	SE
Address: Mount Vernon Hospital, Rickmansworth Road, Northwood, Hillingdon, HA6 2RN, Distance: 398m, Reference: 3807/APP/2019/287, Date: 25th January 2019, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	47	300-400m	SE
Address: Mount Vernon Hospital, Rickmansworth Road, Northwood, Hillingdon, HA6 2RN, Distance: 398m, Reference: 3807/APP/2019/1713, Date: 21st May 2019, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	47	300-400m	SE
Address: RICKMANSWORTH ROAD, NORTHWOOD, HILLINGDON, HA6 2RN, Distance: 398m, Reference: 3807/APP/2020/4265, Date: 18th December 2020, Type: New Build, Location Accuracy: Good, Decision: Application granted	47	300-400m	SE

Applications for Small Developments	Ref No.	Search Buffer	Direction
Education, health, military, municipal			
Address: MOUNT VERNON HOSPITAL, RICKMANSWORTH ROAD, NORTHWOOD, HILLINGDON, HA6 2RN, Distance: 398m, Reference: 3807/APP/2021/3328, Date: 1st September 2021, Type: New Build, Location Accuracy: Good, Decision: Application granted	47	300-400m	SE
Address: Paul Stridland Scanner Centre, Mt Vernion Hospital, Northwood, Middlesex, HA6 2RN, Distance: 399m, Reference: 3807/07/2436, Date: 8th August 2007, Type: New Build, Location Accuracy: Good, Decision: -	47	300-400m	SE
Commercial (industrial, office, retail)			
Address: Convivial Cats Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 0m, Reference: 16/2679/FUL, Date: 4th January 2017, Type: New Build, Location Accuracy: Good, Decision: Application refused	1	On Site	E
Address: 7, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 23m, Reference: 07/0296/LBC, Date: 12th February 2007, Type: New Build, Location Accuracy: Good, Decision: -	17	0-300m	E
Address: 7, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 23m, Reference: 07/0271/FUL, Date: 12th February 2007, Type: New Build, Location Accuracy: Good, Decision: -	17	0-300m	E
Address: 7, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 23m, Reference: 07/2181/FUL, Date: 30th October 2007, Type: New Build, Location Accuracy: Good, Decision: -	17	0-300m	E
Address: 7, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 23m, Reference: 07/2180/LBC, Date: 30th October 2007, Type: Extension, Location Accuracy: Good, Decision: -	17	0-300m	E
Address: 7, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 23m, Reference: 08/0091/LBC, Date: 17th January 2008, Type: Extension, Location Accuracy: Good, Decision: -	17	0-300m	E
Address: 7, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 23m, Reference: 08/0090/FUL, Date: 17th January 2008, Type: Extension, Location Accuracy: Good, Decision: -	17	0-300m	E
Address: Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 41m, Reference: 08/0942/PDNA, Date: 2nd May 2008, Type: New Build, Location Accuracy: Good, Decision: -	20	0-300m	E
Address: Land North Of Carlton Place, Rickmansworth Road, Northwood, Middlesex, HA6, Distance: 209m, Reference: 67584/APP/2011/232, Date: 22nd February 2011, Type: Alteration or Conversion, Location Accuracy: Fair, Decision: Application submitted (decision unknown)	50	0-300m	E
Address: Rickmansworth Road, NORTHWOOD, Middlesex, HA6 2RN, Distance: 398m, Reference: 3807/APP/2015/4220, Date: 7th December 2015, Type: New Build, Location Accuracy: Good, Decision: Application granted	47	300-400m	SE
Address: Mount Vernon Hospital, Rickmansworth Road, Northwood, Hillingdon, HA6 2RN, Distance: 398m, Reference: 3807/APP/2019/286, Date: 25th January 2019, Type: New Build, Location Accuracy: Good, Decision: Application granted	47	300-400m	SE

Applications for Small Developments	Ref No.	Search Buffer	Direction
Commercial (industrial, office, retail)			
Address: RICKMANSWORTH ROAD, NORTHWOOD, HILLINGDON, HA6 2RN, Distance: 398m, Reference: 3807/APP/2021/970, Date: 19th March 2021, Type: New Build, Location Accuracy: Good, Decision: Application granted	47	300-400m	SE
Address: MOUNT VERNON HOSPITAL, RICKMANSWORTH ROAD, NORTHWOOD, HILLINGDON, HA6 2RN, Distance: 398m, Reference: 3807/APP/2022/146, Date: 18th January 2022, Type: New Build, Location Accuracy: Good, Decision: Application granted	47	300-400m	SE
Address: MOUNT VERNON HOSPITAL, RICKMANSWORTH ROAD, NORTHWOOD, HILLINGDON, HA6 2RN, Distance: 398m, Reference: 3807/APP/2023/3353, Date: 21st November 2023, Type: New Build, Location Accuracy: Good, Decision: Application granted	47	300-400m	SE
Power, water, telecoms, waste			
Address: BATCHWORTH HEATH FARM, RICKMANSWORTH, HERTFORDSHIRE, WD3 1QB, Distance: 0m, Reference: 23/0301/RSP, Date: 2nd March 2023, Type: New Build, Location Accuracy: Good, Decision: Application granted	1	On Site	E
Address: Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 41m, Reference: 10/0623/FUL, Date: 7th April 2010, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application submitted (decision unknown)	20	0-300m	E
Address: Northwood Pumping Station, White Hill, Hertfordshire, WD3 1PY, Distance: 162m, Reference: 18/2151/TEL, Date: 25th October 2018, Type: New Build, Location Accuracy: Good, Decision: Application granted	28	0-300m	SE
Address: Mount Vernon Hospital, Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 169m, Reference: 3807/APP/2000/667, Date: 1st March 2000, Type: New Build, Location Accuracy: Good, Decision: -	49	0-300m	SE
Address: Mount Vernon Hospital, Transmitting Site, Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 169m, Reference: 3807/APP/2001/853, Date: 27th April 2001, Type: New Build, Location Accuracy: Good, Decision: -	49	0-300m	SE
Address: Mount Vernon Hospital, Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 169m, Reference: 3807/APP/2002/2587, Date: 27th November 2002, Type: New Build, Location Accuracy: Good, Decision: -	49	0-300m	SE
Address: Mount Vernon Hospital, Rickmansworth Road, Northwood, Middlesex, HA6 2RN, Distance: 170m, Reference: 3807/APP/2002/2216, Date: 27th September 2002, Type: New Build, Location Accuracy: Good, Decision: -	49	0-300m	SE
Address: Radio Station, White Hill, Batchworth Heath, Rickmansworth, Hertfordshire, WD3, Distance: 398m, Reference: 00/00074/PDNT, Date: 31st January 2000, Type: New Build, Location Accuracy: Good, Decision: -	51	300-400m	S
Address: Mount Vernon Hospital, Rickmansworth Road, Northwood, Hillingdon, HA6 2RN, Distance: 398m, Reference: 3807/APP/2018/3026, Date: 16th August 2018, Type: Refurbishment or Repair, Location Accuracy: Good, Decision: Application granted	47	300-400m	SE
Address: Communication Station, Harefield Booster Station, White Hill, Rickmansworth, Hertfordshire, WD3, Distance: 398m, Reference: 05/1360/FUL, Date: 24th September 2005, Type: Extension, Location Accuracy: Good, Decision: -	51	300-400m	S

Applications for Small Developments	Ref No.	Search Buffer	Direction
Power, water, telecoms, waste			
Address: Radio Station, White Hill, Rickmansworth, Hertfordshire, WD3, Distance: 399m, Reference: 02/01663/FUL, Date: 19th December 2002, Type: New Build, Location Accuracy: Good, Decision: -	51	300-400m	S
Address: Mount Venon Hospital, Richmonsmouth Road, Northwood, Middlesex, HA6 2RN, Distance: 399m, Reference: 3801/06/2922, Date: 20th October 2006, Type: New Build, Location Accuracy: Good, Decision: -	47	300-400m	SE
Catering			
Address: Ye Olde Greene Manne Public House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 114m, Reference: 18/0457/LBC, Date: 2nd March 2018, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	26	0-300m	E
Address: Ye Olde Greene Manne Public House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 114m, Reference: 18/0455/ADV, Date: 2nd March 2018, Type: New Build, Location Accuracy: Good, Decision: Application granted	26	0-300m	E
Address: Ye Olde Greene Manne Public House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 114m, Reference: 18/0437/FUL, Date: 1st March 2018, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	26	0-300m	E
Address: Ye Olde Greene Manne, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 114m, Reference: 11/1349/FUL, Date: 23rd June 2011, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	26	0-300m	E
Address: Ye Olde Greene Manne, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 114m, Reference: 11/1350/LBC, Date: 23rd June 2011, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	26	0-300m	E
Agricultural			
Address: Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 35m, Reference: 11/0670/FUL, Date: 19th April 2011, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	19	0-300m	E
Address: N/O Carlton Place, Rickmansworth Road, Northwood, Middlesex, HA6, Distance: 179m, Reference: 67584/APP/2015/1028, Date: 8th April 2015, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application submitted (decision unknown)	52	0-300m	E
Address: N/O Carlton Place, Rickmansworth Road, Northwood, Middlesex, HA6, Distance: 207m, Reference: 67584/APP/2014/3339, Date: 1st October 2014, Type: Alteration or Conversion, Location Accuracy: Fair, Decision: Application submitted (decision unknown)	50	0-300m	E

Note: Where no application reference or date is shown, this usually means the project is at a very early pre-planning stage, or that the proposed works do not require planning permission.

Each application is given a location accuracy. The meanings appropriate to the section above are as follows:

'Good' - indicating location to the actual site

'Fair' - indicating location adjacent to the site

'Approx' - indicating location on the road of the site, typically within 300m

For general information on this section of the report please see the Useful Information section. You may also wish to find out more about the specific Planning Applications outlined above. To do this, please refer to the Useful Contacts section, and quote the relevant application reference in any correspondence.

Other Small Applications	Ref No.	Search Buffer	Direction
Low Location Accuracy Applications in your area			
Address: Plot 6, Bedford Road, Moor Park, Rickmansworth, Hertfordshire, WD3 1, Reference: 96/0659/8, Date: 30th August 1996, Type: New Build, Location Accuracy: Wider Area, Decision: Application granted	-	0-1000m	N
Address: Plot 4, Bodford Road, Moor Park, Rickmansworth, Hertfordshire, WD3 1, Reference: 97/0010/8, Date: 7th January 1997, Type: New Build, Location Accuracy: Wider Area, Decision: Application granted	-	0-1000m	N
Address: Plot A Bedford Road, Moor Park, Rickmansworth, Hertfordshire, WD3, Reference: 97/0738/8, Date: 9th September 1997, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-1000m	NE
Address: Homestead, Batchworth Hill, London Road, Rickmansworth, Hertfordshire, WD3, Reference: 98/0407/8, Date: 6th May 1998, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-1000m	N
Address: 31B Bedford Road, Moor Park, Rickmansworth, Hertfordshire, WD3, Reference: 99/0115, Date: 3rd March 1999, Type: Extension, Location Accuracy: Wider Area, Decision: -	-	0-1000m	N
Address: 31b Bedford Road, Moor Park, Rickmansworth, Hertfordshire, WD3, Reference: 99/0115/8, Date: 9th April 1999, Type: Extension, Location Accuracy: Wider Area, Decision: -	-	0-1000m	N
Address: Eldermere, 23 Astons Road, Moor Park, Rickmansworth, Hertfordshire, WD3, Reference: 00/00834/CAC, Date: 12th June 2000, Type: Demolition, Location Accuracy: Wider Area, Decision: -	-	0-1000m	N
Address: Eldermere, 23 Astons Road, Moor Park, Rickmansworth, Hertfordshire, WD3, Reference: 00/00835/FUL, Date: 12th June 2000, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-1000m	N
Address: Apple Trees, 10 North Approach, Moor Park, Rickmansworth, Hertfordshire, WD3, Reference: 01/00663/FUL, Date: 18th May 2001, Type: Extension, Location Accuracy: Wider Area, Decision: -	-	0-1000m	NE
Address: 20 Astons Road, Moor Park, Northwood, Rickmansworth, Hertfordshire, WD3, Reference: 01/01002/CAC, Date: 22nd June 2001, Type: Demolition, Location Accuracy: Wider Area, Decision: -	-	0-1000m	NE
Address: Renegan, Astons Road, Moor Park, Rickmansworth, Hertfordshire, WD3, Reference: 01/00932/FUL, Date: 15th July 2001, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-1000m	NE
Address: 29 Astons Road, Moor Park, Northwood, Rickmansworth, Hertfordshire, WD3, Reference: 01/01017/FUL, Date: 29th July 2001, Type: Extension, Location Accuracy: Wider Area, Decision: -	-	0-1000m	NE
Address: 33 Bedford Road, Moor Park, Northwood, Rickmansworth, Hertfordshire, WD3, Reference: 01/01062/FUL, Date: 5th August 2001, Type: Extension, Location Accuracy: Wider Area, Decision: -	-	0-1000m	NE
Address: Normandy, 7 Wolsey Road, Moor Park, Rickmansworth, Hertfordshire, WD3, Reference: 01/01290/FUL, Date: 23rd September 2001, Type: Extension, Location Accuracy: Wider Area, Decision: -	-	0-1000m	N
Address: Telecommunications Radio Base Station, London Road, Rickmansworth, Hertfordshire, WD3, Reference: 02/00551/PDNT, Date: 6th May 2002, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-1000m	NW

Brought to you by Landmark

Other Small Applications	Ref No.	Search Buffer	Direction
Low Location Accuracy Applications in your area			
Address: 5 Mount Vernon Cottages, White Hill, Northwood, Middlesex, HA6, Reference: 50134/APP/2002/1609, Date: 31st July 2002, Type: Extension, Location Accuracy: Wider Area, Decision: -	-	0-1000m	S
Address: Rajavilas, Kewferry Drive, Northwood, Middlesex, HA6, Reference: 6256/APP/2003/417, Date: 7th April 2003, Type: Extension, Location Accuracy: Wider Area, Decision: -	-	0-1000m	E
Address: 6 Thornhill Road, Moor Park, Rickmansworth, Hertfordshire, WD3, Reference: 03/1132/FUL, Date: 1st August 2003, Type: Extension, Location Accuracy: Wider Area, Decision: -	-	0-1000m	N
Address: 7 Wolsey Road, Moor Park, Rickmansworth, Hertfordshire, WD3, Reference: 04/1462/FUL, Date: 17th September 2004, Type: Extension, Location Accuracy: Wider Area, Decision: -	-	0-1000m	NE
Address: 17 Astons Road, Moor Park, Rickmansworth, Hertfordshire, WD3, Reference: 06/1380/FUL, Date: 12th August 2006, Type: Extension, Location Accuracy: Wider Area, Decision: -	-	0-1000m	N
Address: Land between woodcote Hill, Rickmansworth Road, Harefield, Middlesex, WD3 1PU, Reference: 62457/06/3230, Date: 22nd November 2006, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-1000m	W
Address: Land at Willow Farm, Jackets Lane, Harefield, Uxbridge, Middlesex, UB9 6PZ, Reference: 57685/07/2898, Date: 21st September 2007, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-1000m	S
Address: Former Teaxco Petrol Station, Rickmansworth Road, Northwood, Middlesex, HA6, Reference: 6225/APP/2008/191, Date: 19th March 2008, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-1000m	SE
Address: Corner Of Bedford Road And Batchworth Lane, Northwood, Middlesex, HA6 2AU, Reference: 11/0360/PDNTG, Date: 8th March 2011, Type: New Build, Location Accuracy: Wider Area, Decision: Application submitted (decision unknown)	-	0-1000m	E
Address: Field 3116, Land At Willow Farm, Jackets Lane, Harefield, Uxbridge, Middlesex, UB10, Reference: 57685/APP/2011/1450, Date: 14th June 2011, Type: Alteration or Conversion, Location Accuracy: Wider Area, Decision: Application submitted (decision unknown)	-	0-1000m	S
Address: 5 Mount Vernon Cottages, White Hill, Northwood, Middlesex, HA6, Reference: 50134/APP/2011/1910, Date: 5th August 2011, Type: Extension, Location Accuracy: Wider Area, Decision: Application submitted (decision unknown)	-	0-1000m	SE
Address: Street Record, Bedford Road, Batchworth Lane, Moor Park, Rickmansworth, Hertfordshire, WD3, Reference: 12/0162/PDNT, Date: 3rd February 2012, Type: New Build, Location Accuracy: Wider Area, Decision: Application submitted (decision unknown)	-	0-1000m	E
Address: Lynda Jackson Centre, Rickmansworth Road, Northwood, Middlesex, HA6, Reference: 3807/APP/2013/2041, Date: 22nd July 2013, Type: Extension, Location Accuracy: Wider Area, Decision: Application submitted (decision unknown)	-	0-1000m	SE
Address: Willow Farm, Jackets Lane, Harefield, Uxbridge, Middlesex, UB8 6PZ, Reference: 57685/APP/2017/4374, Date: 5th December 2017, Type: New Build, Location Accuracy: Wider Area, Decision: Application refused	-	0-1000m	S

The Location Accuracy meanings appropriate to the section above are as follows:

'Wider area' - located in the wider vicinity of the site

'Multiple sites' - located at one of the multiple sites supplied

Applications for Minor Developments	Ref No.	Search Buffer	Direction
Applications for Minor Developments			
Minor Applications			
Address: Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 0m, Reference: 17/1616/DIS, Date: 31st July 2017, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	-	On Site	E
Address: Batchworth Heath Farm, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 0m, Reference: 17/1617/DIS, Date: 31st July 2017, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	-	On Site	E
Address: Batchworth Heath, Farm House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 0m, Reference: 17/2195/DIS, Date: 13th October 2017, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	-	On Site	E
Address: Batchworth Heath Farm House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 0m, Reference: 18/1154/FUL, Date: 6th July 2018, Type: Extension, Location Accuracy: Good, Decision: Application Withdrawn	-	On Site	E
Address: Batchworth Heath Farm House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 0m, Reference: 18/2194/FUL, Date: 5th November 2018, Type: Extension, Location Accuracy: Good, Decision: Application granted	-	On Site	E
Address: Batchworth Heath Farm House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 0m, Reference: 19/0086/DIS, Date: 15th January 2019, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	-	On Site	E
Address: BATCHWORTH HEATH FARM, RICKMANSWORTH, HERTFORDSHIRE, WD3 1QB, Distance: 0m, Reference: 21/0015/NMA, Date: 6th January 2021, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application Withdrawn	-	On Site	E
Address: BATCHWORTH HEATH FARM, RICKMANSWORTH, HERTFORDSHIRE, WD3 1QB, Distance: 0m, Reference: 21/1213/FUL, Date: 19th May 2021, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application Withdrawn	-	On Site	E
Address: BATCHWORTH HEATH FARM, RICKMANSWORTH, HERTFORDSHIRE, WD3 1QB, Distance: 0m, Reference: 23/1221/RSP, Date: 4th August 2023, Type: New Build, Location Accuracy: Good, Decision: Application granted	-	On Site	E
Address: Heath Cottage, 2, Batchworth Heath, RICKMANSWORTH, Hertfordshire, WD3 1QB, Distance: 4m, Reference: 14/1267/FUL, Date: 8th July 2014, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	E
Address: Heath Cottage, 2, Batchworth Heath, RICKMANSWORTH, Hertfordshire, WD3 1QB, Distance: 4m, Reference: 14/1268/LBC, Date: 8th July 2014, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	E
Address: The Cottage Batchworth Heath Farm and Livery, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 8m, Reference: 20/0959/PDE, Date: 1st June 2020, Type: Extension, Location Accuracy: Good, Decision: Application granted	-	0-300m	E
Address: The Gate House, Batchworth Heath, RICKMANSWORTH, Hertfordshire, WD3 1QB, Distance: 11m, Reference: 14/1945/FUL, Date: 7th October 2014, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	E
Address: The Gate House, Batchworth Heath, RICKMANSWORTH, Hertfordshire, WD3 1QB, Distance: 11m, Reference: 16/0622/FUL, Date: 30th March 2016, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	-	0-300m	E

Applications for Minor Developments	Ref No.	Search Buffer	Direction
Applications for Minor Developments			
Minor Applications			
Address: 2 GROSVENOR VILLAS, LONDON ROAD, RICKMANSWORTH, HERTFORDSHIRE, WD3 1JX, Distance: 11m, Reference: 21/0537/FUL, Date: 11th March 2021, Type: Extension, Location Accuracy: Good, Decision: Application granted	-	0-300m	N
Address: The Gatehouse, 3 Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 11m, Reference: 02/01224/FUL, Date: 23rd August 2002, Type: Extension, Location Accuracy: Good, Decision: -	-	0-300m	E
Address: 1 Chestnut Cottages, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 17m, Reference: 06/1528/TCA, Date: 31st August 2006, Type: Alteration or Conversion, Location Accuracy: Good, Decision: -	-	0-300m	E
Address: 1 Chestnut Cottages, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 17m, Reference: 09/1918/TCA, Date: 30th November 2009, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	E
Address: 1 Chestnut Cottages, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 17m, Reference: 11/0113/TCA, Date: 14th January 2011, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	E
Address: 7, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 23m, Reference: 12/0648/FUL, Date: 10th April 2012, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	E
Address: 7, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 23m, Reference: 09/1109/LBC, Date: 22nd July 2009, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	E
Address: 7, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 23m, Reference: 09/1108/FUL, Date: 22nd July 2009, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	E
Address: Westmere 4, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 24m, Reference: 17/1067/NMA, Date: 18th May 2017, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application Withdrawn	-	0-300m	E
Address: Westmere 4, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 24m, Reference: 17/1082/FUL, Date: 22nd May 2017, Type: Extension, Location Accuracy: Good, Decision: Application granted	-	0-300m	E
Address: 4, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 28m, Reference: 12/0022/FUL, Date: 23rd January 2012, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	E
Address: 4, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 28m, Reference: 12/1662/FUL, Date: 29th August 2012, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	E
Address: 4, Batchworth Heath, RICKMANSWORTH, Hertfordshire, WD3 1QB, Distance: 28m, Reference: 13/1118/FUL, Date: 20th June 2013, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	E
Address: 4, Batchworth Heath, RICKMANSWORTH, Hertfordshire, WD3 1QB, Distance: 28m, Reference: 14/1215/FUL, Date: 23rd June 2014, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	E

Applications for Minor Developments	Ref No.	Search Buffer	Direction
Applications for Minor Developments			
Minor Applications			
Address: 4, Batchworth Heath, RICKMANSWORTH, Hertfordshire, WD3 1QB, Distance: 28m, Reference: 14/2519/FUL, Date: 31st December 2014, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	E
Address: Batchworth Heath House, 1 Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 28m, Reference: 17/0295/FUL, Date: 23rd February 2017, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	-	0-300m	E
Address: Batchworth Heath House, 1 Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 29m, Reference: 17/0296/LBC, Date: 13th February 2017, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	-	0-300m	E
Address: Batchworth Heath House, 1, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 31m, Reference: 08/0457/LBC, Date: 3rd March 2008, Type: New Build, Location Accuracy: Good, Decision: -	-	0-300m	E
Address: Batchworth Heath House, 1, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 31m, Reference: 08/0456/FUL, Date: 3rd March 2008, Type: New Build, Location Accuracy: Good, Decision: -	-	0-300m	E
Address: Batchworth Heath Farm, Batchworth Heath, RICKMANSWORTH, Hertfordshire, WD3 1QB, Distance: 35m, Reference: 14/2294/CLPD, Date: 4th December 2014, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	E
Address: Batchworth Heath Farm, Batchworth Heath, RICKMANSWORTH, Hertfordshire, WD3 1QB, Distance: 35m, Reference: 15/0055/PDE, Date: 12th January 2015, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	E
Address: Batchworth Heath Farm, Batchworth Heath, RICKMANSWORTH, Hertfordshire, WD3 1QB, Distance: 35m, Reference: 15/0340/CLPD, Date: 16th February 2015, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	E
Address: Batchworth Heath Farm, Batchworth Heath, RICKMANSWORTH, Hertfordshire, WD3 1QB, Distance: 35m, Reference: 15/0534/CLPD, Date: 23rd March 2015, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	E
Address: PRIMROSE LODGE, LONDON ROAD, RICKMANSWORTH, HERTFORDSHIRE, WD3 1JX, Distance: 40m, Reference: 22/1422/CLPD, Date: 4th August 2022, Type: Extension, Location Accuracy: Good, Decision: Application Withdrawn	-	0-300m	NW
Address: PRIMROSE LODGE, LONDON ROAD, RICKMANSWORTH, HERTFORDSHIRE, WD3 1JX, Distance: 40m, Reference: 22/2114/FUL, Date: 24th November 2022, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application refused	-	0-300m	NW
Address: 2, Park Close, Rickmansworth, Hertfordshire, WD3 1QH, Distance: 57m, Reference: 11/0314/FUL, Date: 15th February 2011, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	E
Address: 1, Park Close, RICKMANSWORTH, Hertfordshire, WD3 1QH, Distance: 63m, Reference: 14/2022/TPO, Date: 14th October 2014, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	E
Address: 1, PARK CLOSE, RICKMANSWORTH, HERTFORDSHIRE, WD3 1QH, Distance: 63m, Reference: 20/2375/TPO, Date: 9th November 2020, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	-	0-300m	E

Applications for Minor Developments	Ref No.	Search Buffer	Direction
Applications for Minor Developments			
Minor Applications			
Address: 3, Park Close, RICKMANSWORTH, Hertfordshire, WD3 1QH, Distance: 65m, Reference: 16/0793/FUL, Date: 25th April 2016, Type: Extension, Location Accuracy: Good, Decision: Application refused	-	0-300m	NE
Address: 3, Park Close, Rickmansworth, Hertfordshire, WD3 1QH, Distance: 65m, Reference: 08/1881/FUL, Date: 7th October 2008, Type: Extension, Location Accuracy: Good, Decision: -	-	0-300m	NE
Address: 8, Park Close, Rickmansworth, Hertfordshire, WD3 1QH, Distance: 92m, Reference: 06/1382/TPO, Date: 8th August 2006, Type: Alteration or Conversion, Location Accuracy: Good, Decision: -	-	0-300m	NE
Address: The White Hill House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 96m, Reference: 08/1619/FUL, Date: 16th August 2008, Type: Extension, Location Accuracy: Good, Decision: -	-	0-300m	E
Address: 6, HOME FARM ROAD, RICKMANSWORTH, HERTFORDSHIRE, WD3 1JU, Distance: 107m, Reference: 22/1762/CLPD, Date: 28th September 2022, Type: New Build, Location Accuracy: Good, Decision: Application granted	-	0-300m	N
Address: 6, HOME FARM ROAD, RICKMANSWORTH, HERTFORDSHIRE, WD3 1JU, Distance: 107m, Reference: 23/0208/FUL, Date: 10th February 2023, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	-	0-300m	N
Address: 6, Home Farm Road, Rickmansworth, Hertfordshire, WD3 1JU, Distance: 107m, Reference: 08/2209/TPO, Date: 12th December 2008, Type: Alteration or Conversion, Location Accuracy: Good, Decision: -	-	0-300m	N
Address: Ye Olde Greene Manne Public House, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 114m, Reference: 18/0340/TCA, Date: 13th February 2018, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	-	0-300m	E
Address: 15 Home Farm Road, Rickmansworth, Hertfordshire, WD3 1JU, Distance: 119m, Reference: 04/0024/FUL, Date: 7th January 2004, Type: Extension, Location Accuracy: Good, Decision: -	-	0-300m	N
Address: 15, Home Farm Road, Rickmansworth, Hertfordshire, WD3 1JU, Distance: 119m, Reference: 09/1084/TPO, Date: 17th July 2009, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	N
Address: Bacher Cottage, 10, Batchworth Heath, RICKMANSWORTH, Hertfordshire, WD3 1QB, Distance: 121m, Reference: 13/2012/TCA, Date: 30th October 2013, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	E
Address: Bacher Cottage 10, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 121m, Reference: 18/1786/TCA, Date: 14th September 2018, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	-	0-300m	E
Address: 10, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 121m, Reference: 08/1777/TCA, Date: 16th September 2008, Type: Alteration or Conversion, Location Accuracy: Good, Decision: -	-	0-300m	E
Address: Pond House, Home Farm Road, Rickmansworth, Hertfordshire, WD3 1JU, Distance: 122m, Reference: 12/1492/TPO, Date: 31st July 2012, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	N

Applications for Minor Developments	Ref No.	Search Buffer	Direction
Applications for Minor Developments			
Minor Applications			
Address: POND HOUSE, HOME FARM ROAD, RICKMANSWORTH, HERTFORDSHIRE, WD3 1JU, Distance: 122m, Reference: 21/1228/TPO, Date: 11th May 2021, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	-	0-300m	N
Address: Pond House, Home Farm Road, Rickmansworth, Hertfordshire, WD3 1JU, Distance: 122m, Reference: 06/1276/FUL, Date: 24th July 2006, Type: Extension, Location Accuracy: Good, Decision: -	-	0-300m	N
Address: Pond House, Home Farm Road, Rickmansworth, Hertfordshire, WD3 1JU, Distance: 122m, Reference: 07/1701/FUL, Date: 23rd August 2007, Type: Extension, Location Accuracy: Good, Decision: -	-	0-300m	N
Address: 9 Park Close, Rickmansworth, Hertfordshire, WD3 1QH, Distance: 124m, Reference: 16/0518/NMA, Date: 8th March 2016, Type: Alteration or Conversion, Location Accuracy: Approx, Decision: Application granted	-	0-300m	NE
Address: 11, Home Farm Road, Rickmansworth, Hertfordshire, WD3 1JU, Distance: 124m, Reference: 09/0751/FUL, Date: 22nd May 2009, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	N
Address: Home Farm, London Road, Rickmansworth, Hertfordshire, WD3 1QD, Distance: 125m, Reference: 18/2384/CLPD, Date: 28th November 2018, Type: New Build, Location Accuracy: Good, Decision: Application refused	-	0-300m	NE
Address: Paget 9, Home Farm Road, Rickmansworth, Hertfordshire, WD3 1JU, Distance: 145m, Reference: 19/2065/FUL, Date: 1st November 2019, Type: Extension, Location Accuracy: Good, Decision: Application granted	-	0-300m	N
Address: 1 White Hill Cottages, White Hill, Rickmansworth, Hertfordshire, WD3 1PZ, Distance: 147m, Reference: 57745/APP/2017/2123, Date: 12th June 2017, Type: Extension, Location Accuracy: Good, Decision: Application granted	-	0-300m	SE
Address: 12, Batchworth Heath, RICKMANSWORTH, Hertfordshire, WD3 1QB, Distance: 150m, Reference: 13/1426/TCA, Date: 30th July 2013, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	E
Address: WHITE HILL COTTAGES 3, WHITE HILL, RICKMANSWORTH, HERTFORDSHIRE, WD3 1PZ, Distance: 154m, Reference: 22/1530/PDE, Date: 26th August 2022, Type: Extension, Location Accuracy: Good, Decision: Application Withdrawn	-	0-300m	SE
Address: WHITE HILL COTTAGES 3, WHITE HILL, RICKMANSWORTH, HERTFORDSHIRE, WD3 1PZ, Distance: 154m, Reference: 22/1800/PDE, Date: 6th October 2022, Type: Extension, Location Accuracy: Good, Decision: Application refused	-	0-300m	SE
Address: Home Farm, London Road, Rickmansworth, Hertfordshire, WD3 1QD, Distance: 159m, Reference: 08/1822/FUL, Date: 25th September 2008, Type: Extension, Location Accuracy: Good, Decision: -	-	0-300m	NE
Address: 1 - 18 Carlton Place, Northwood, Middlesex, HA6 2JX, Distance: 161m, Reference: 77057/TRE/2022/27, Date: 15th February 2022, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	-	0-300m	E
Address: 7, HOME FARM ROAD, RICKMANSWORTH, HERTFORDSHIRE, WD3 1JU, Distance: 173m, Reference: 25/0033/PDE, Date: 8th January 2025, Type: Extension, Location Accuracy: Good, Decision: Application refused	-	0-300m	N

Applications for Minor Developments	Ref No.	Search Buffer	Direction
Applications for Minor Developments			
Minor Applications			
Address: 35, Carlton Place, Northwood, Hillingdon, HA6 2JX, Distance: 178m, Reference: 58654/TRE/2019/146, Date: 29th July 2019, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	-	0-300m	E
Address: 35, CARLTON PLACE, NORTHWOOD, HILLINGDON, HA6 2JX, Distance: 178m, Reference: 58654/TRE/2021/214, Date: 12th August 2021, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	-	0-300m	E
Address: Svarloka 5, Park Close, Rickmansworth, Hertfordshire, WD3 1QH, Distance: 182m, Reference: 18/1780/TPO, Date: 14th September 2018, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	-	0-300m	E
Address: 5, PARK CLOSE, RICKMANSWORTH, HERTFORDSHIRE, WD3 1QH, Distance: 182m, Reference: 20/2681/TPO, Date: 11th December 2020, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	-	0-300m	E
Address: 5, PARK CLOSE, RICKMANSWORTH, HERTFORDSHIRE, WD3 1QH, Distance: 182m, Reference: 22/2107/TPO, Date: 14th November 2022, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	-	0-300m	E
Address: 5, PARK CLOSE, RICKMANSWORTH, HERTFORDSHIRE, WD3 1QH, Distance: 182m, Reference: 25/0266/TPO, Date: 12th February 2025, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	E
Address: Svarloka, 5, Park Close, RICKMANSWORTH, Hertfordshire, WD3 1QH, Distance: 183m, Reference: 14/1990/TPO, Date: 8th October 2014, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	E
Address: Svarloka, 5, Park Close, Rickmansworth, Hertfordshire, WD3 1QH, Distance: 183m, Reference: 10/1884/TPO, Date: 23rd September 2010, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	E
Address: Svarloka, 5, Park Close, Rickmansworth, Hertfordshire, WD3 1QH, Distance: 183m, Reference: 10/2052/FUL, Date: 18th October 2010, Type: Refurbishment or Repair, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	E
Address: Lockwell Wood, White Hill, Rickmansworth, Hertfordshire, WD3, Distance: 195m, Reference: 21/0240/TPO, Date: 4th February 2021, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	-	0-300m	S
Address: 1, Carlton Place, NORTHWOOD, Middlesex, HA6 2JX, Distance: 209m, Reference: 42283/TRE/2015/141, Date: 9th September 2015, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	E
Address: Carlton Place, Rickmansworth Road, Northwood, Hertfordshire, Distance: 209m, Reference: 42283/TRE/2006/66, Date: 31st July 2006, Type: Alteration or Conversion, Location Accuracy: Good, Decision: -	-	0-300m	E
Address: 3, Home Farm Road, Rickmansworth, Hertfordshire, WD3 1JU, Distance: 225m, Reference: 09/0136/FUL, Date: 5th February 2009, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	N
Address: Lockwell, White Hill, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1PY, Distance: 234m, Reference: 12/0551/CLPD, Date: 16th March 2012, Type: New Build, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	S

Applications for Minor Developments	Ref No.	Search Buffer	Direction
Applications for Minor Developments			
Minor Applications			
Address: Lockwell, White Hill, Batchworth Heath, RICKMANSWORTH, Hertfordshire, WD3 1PY, Distance: 234m, Reference: 14/0960/FUL, Date: 16th May 2014, Type: Extension, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	S
Address: Lockwell, White Hill, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1PY, Distance: 234m, Reference: 10/0254/TPO, Date: 17th February 2010, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	S
Address: 16, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 241m, Reference: 12/0088/TCA, Date: 12th January 2012, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	E
Address: 16, Batchworth Heath, RICKMANSWORTH, Hertfordshire, WD3 1QB, Distance: 241m, Reference: 14/1169/TCA, Date: 11th June 2014, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	E
Address: 16, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 241m, Reference: 09/1246/TCA, Date: 17th August 2009, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	E
Address: TREETOPS, WHITE HILL, RICKMANSWORTH, HERTFORDSHIRE, WD3 1PY, Distance: 247m, Reference: 22/0073/DDD, Date: 13th January 2022, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application granted	-	0-300m	S
Address: 15, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1QB, Distance: 255m, Reference: 16/1914/TCA, Date: 12th September 2016, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	E
Address: Newlands, Rickmansworth Road, Northwood, Middlesex, HA6 2RQ, Distance: 269m, Reference: 32164/07/389, Date: 9th March 2007, Type: Extension, Location Accuracy: Good, Decision: -	-	0-300m	E
Address: Kirkgrange, Rickmansworth Road, Northwood, Hillingdon, HA6 2RQ, Distance: 281m, Reference: 39820/APP/2019/143, Date: 26th February 2019, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application refused	-	0-300m	SE
Address: Kirkgrange, Rickmansworth Road, Northwood, Hillingdon, HA6 2RQ, Distance: 281m, Reference: 39820/APP/2020/1669, Date: 19th June 2020, Type: New Build, Location Accuracy: Good, Decision: Application refused	-	0-300m	SE
Address: Tralee, London Road, Rickmansworth, Hertfordshire, WD3 1JT, Distance: 285m, Reference: 19/2041/FUL, Date: 28th October 2019, Type: Extension, Location Accuracy: Good, Decision: Application granted	-	0-300m	N
Address: Tralee, London Road, Rickmansworth, Hertfordshire, WD3 1JT, Distance: 285m, Reference: 20/0658/PDE, Date: 30th March 2020, Type: Extension, Location Accuracy: Good, Decision: Application granted	-	0-300m	N
Address: 1 Mount Vernon Cottages, White Hill, Northwood, Middlesex, HA6, Distance: 285m, Reference: 57745/APP/2022/2443, Date: 1st August 2022, Type: Extension, Location Accuracy: Good, Decision: Application granted	-	0-300m	S
Address: 2 Mount Vernon Cottages, White Hill, Northwood, Hillingdon, WD3 1PZ, Distance: 289m, Reference: 62891/APP/2016/3990, Date: 31st October 2016, Type: Extension, Location Accuracy: Good, Decision: Application granted	-	0-300m	S

Applications for Minor Developments	Ref No.	Search Buffer	Direction
Applications for Minor Developments			
Minor Applications			
Address: 2 Mount Vernon Cottages, White Hill, Batchworth Heath, Rickmansworth, Hertfordshire, WD3 1PZ, Distance: 289m, Reference: 62831/07/837, Date: 23rd March 2007, Type: New Build, Location Accuracy: Good, Decision: -	-	0-300m	S
Address: 3 Mount Vernon Cottages, White Hill, Batchworth Heath, RICKMANSWORTH, Hertfordshire, WD3 1PZ, Distance: 296m, Reference: 70245/APP/2014/2978, Date: 8th October 2014, Type: Alteration or Conversion, Location Accuracy: Good, Decision: Application submitted (decision unknown)	-	0-300m	S
Address: 211, THIRLMERE GARDENS, NORTHWOOD, HILLINGDON, HA6 2GA, Distance: 297m, Reference: 76552/APP/2021/2592, Date: 30th June 2021, Type: Extension, Location Accuracy: Good, Decision: Application granted	-	0-300m	E

Note: Where no application reference or date is shown, this usually means the project is at a very early pre-planning stage, or that the proposed works do not require planning permission.

Each application is given a location accuracy. The meanings appropriate to the section above are as follows:

'Good' - indicating location to the actual site

'Fair' - indicating location adjacent to the site

'Approx' - indicating location on the road of the site, typically within 300m

For general information on this section of the report please see the Useful Information section. You may also wish to find out more about the specific Planning Applications outlined above. To do this, please refer to the Useful Contacts section, and quote the relevant application reference in any correspondence.

Other Minor Applications	Ref No.	Search Buffer	Direction
Low Location Accuracy Applications in your area			
Address: Plot 4, Bedford Park, Moor Park, Rickmansworth, Hertfordshire, WD3, Reference: 97/1000/8, Date: 8th December 1997, Type: Extension, Location Accuracy: Wider Area, Decision: -	-	0-1000m	N
Address: Bedford Road, Plot 6, Moor Park, Rickmansworth, Hertfordshire, WD3, Reference: 98/0418/8, Date: 7th May 1998, Type: Extension, Location Accuracy: Wider Area, Decision: -	-	0-1000m	N
Address: Former Texaco Petrol Station, Rickmansworth Road, Northwood, Middlesex, Reference: 6225/APP/2006/2002, Date: 31st July 2006, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-1000m	SE
Address: Vevere Cerevt, Kewferry Drive, Northwood, Hertfordshire, HA6 2NF, Reference: 41545/07/225, Date: 2nd February 2007, Type: Extension, Location Accuracy: Wider Area, Decision: -	-	0-1000m	E
Address: Street Record, Old Gannon Close, Moor Park, Rickmansworth, Hertfordshire, WD3, Reference: 07/2011/TCA, Date: 12th October 2007, Type: Alteration or Conversion, Wider Area Decision: -	-	0-1000m	N
Address: Griggs Field, Batchworth Heath, Rickmansworth, Hertfordshire, WD3, Reference: 07/2509/ADV, Date: 7th December 2007, Type: New Build, Wider Area Decision: -	-	0-1000m	NW

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Other Minor Applications	Ref No.	Search Buffer	Direction
Low Location Accuracy Applications in your area			
Address: Verge Outside, Astons Road, Moor Park, Rickmansworth, Hertfordshire, WD3, Reference: 08/0355/FUL, Date: 19th February 2008, Type: New Build, Location Accuracy: Wider Area, Decision: -	-	0-1000m	NE
Address: Griggs Field, Batchworth Heath, Rickmansworth, Hertfordshire, WD3, Reference: 08/1928/ADV, Date: 16th October 2008, Type: New Build, Wider AreaDecision: -	-	0-1000m	N
Address: 2a Main Avenue, Moor Park, Rickmansworth, Hertfordshire, WD3, Reference: 08/2071/TCA, Date: 13th November 2008, Type: Alteration or Conversion, Location Accuracy: Wider Area, Decision: -	-	0-1000m	N
Address: Street Record, Astons Road, Moor Park, Rickmansworth, Hertfordshire, WD3, Reference: 09/2011/TPO, Date: 11th December 2009, Type: Alteration or Conversion, Location Accuracy: Wider Area, Decision: Application submitted (decision unknown)	-	0-1000m	NE
Address: Street Record, Russell Road, Moor Park, Rickmansworth, Hertfordshire, WD3, Reference: 09/2017/TCA, Date: 11th December 2009, Type: Alteration or Conversion, Location Accuracy: Wider Area, Decision: Application submitted (decision unknown)	-	0-1000m	NE
Address: Street Record, Bedford Road, Moor Park, Rickmansworth, Hertfordshire, WD3, Reference: 09/2012/TCA, Date: 11th December 2009, Type: Alteration or Conversion, Location Accuracy: Wider Area, Decision: Application submitted (decision unknown)	-	0-1000m	E
Address: Moor Park Estate 1958 Ltd, Main Avenue, Moor Park, Rickmansworth, Hertfordshire, WD3, Reference: 14/0393/TCA, Date: 28th February 2014, Type: Alteration or Conversion, Wider AreaDecision: Application submitted (decision unknown)	-	0-1000m	N
Address: Russell Road, Northwood, Middlesex, HA6 2LP, Reference: 14/1847/TCA, Date: 22nd September 2014, Type: Alteration or Conversion, Location Accuracy: Wider Area, Decision: Application submitted (decision unknown)	-	0-1000m	E
Address: Woodcock Hill Industrial Estate, Harefield Road, Rickmansworth, Hertfordshire, WD3 1PQ, Reference: 14/1901/TPO, Date: 30th September 2014, Type: Alteration or Conversion, Wider AreaDecision: Application submitted (decision unknown)	-	0-1000m	W
Address: Thornhill Road, Moor Park, Northwood, Middlesex, HA6, Reference: 16/0460/TCA, Date: 29th February 2016, Type: Alteration or Conversion, Wider AreaDecision: Application granted	-	0-1000m	NE
Address: Pembroke Road, Moor Park, Northwood, Middlesex, HA6, Reference: 16/0543/TCA, Date: 4th March 2016, Type: Alteration or Conversion, Wider AreaDecision: Application granted	-	0-1000m	NE
Address: Temple Gardens, Moor Park, Rickmansworth, Hertfordshire, WD3, Reference: 16/2639/TPO, Date: 2nd December 2016, Type: Alteration or Conversion, Wider AreaDecision: Application granted	-	0-1000m	NE
Address: Anson Walk, Moor Park, Rickmansworth, Hertfordshire, WD3, Reference: 16/2648/TCA, Date: 2nd December 2016, Type: Alteration or Conversion, Wider AreaDecision: Application granted	-	0-1000m	E
Address: Astons Road, Moor Park, Northwood, Middlesex, HA6, Reference: 16/2642/TCA, Date: 2nd December 2016, Type: Alteration or Conversion, Location Accuracy: Wider Area, Decision: Application granted	-	0-1000m	E

Other Minor Applications	Ref No.	Search Buffer	Direction
Low Location Accuracy Applications in your area			
Address: Russell Road, Moor Park, Rickmansworth, Hertfordshire, WD3, Reference: 16/2647/TCA, Date: 2nd December 2016, Type: Alteration or Conversion, Wider Area Decision: Application granted	-	0-1000m	E
Address: Bedford Road, Moor Park, Rickmansworth, Hertfordshire, WD3, Reference: 16/2640/TCA, Date: 2nd December 2016, Type: Alteration or Conversion, Location Accuracy: Wider Area, Decision: Application granted	-	0-1000m	E
Address: Astons Road, Moor Park, Middlesex, HA6, Reference: 18/1413/TCA, Date: 4th July 2018, Type: Alteration or Conversion, Location Accuracy: Wider Area, Decision: Application granted	-	0-1000m	NE
Address: Bedford Road, Moor Park, Middlesex, HA6, Reference: 18/1414/TCA, Date: 4th July 2018, Type: Alteration or Conversion, Location Accuracy: Wider Area, Decision: Application granted	-	0-1000m	E
Address: Russell Road, Moor Park, Middlesex, HA6, Reference: 18/1394/TCA, Date: 6th July 2018, Type: Alteration or Conversion, Location Accuracy: Wider Area, Decision: Application granted	-	0-1000m	NE
Address: Astons Road, Moor Park, Northwood, Middlesex, HA6, Reference: 19/0079/TCA, Date: 14th January 2019, Type: Alteration or Conversion, Location Accuracy: Wider Area, Decision: Application granted	-	0-1000m	NE
Address: Thornhill Road, Moor Park, Middlesex, HA6, Reference: 19/0095/TCA, Date: 14th January 2019, Type: Alteration or Conversion, Wider Area Decision: Application granted	-	0-1000m	NE
Address: Russell Road, Moor Park, Northwood, Middlesex, HA6, Reference: 19/0084/TCA, Date: 14th January 2019, Type: Alteration or Conversion, Location Accuracy: Wider Area, Decision: Application granted	-	0-1000m	NE
Address: Pembroke Road, Moor Park, Middlesex, HA6, Reference: 19/0083/TCA, Date: 14th January 2019, Type: Alteration or Conversion, Wider Area Decision: Application granted	-	0-1000m	NE

The Location Accuracy meanings appropriate to the section above are as follows:

'Wider area' - located in the wider vicinity of the site

'Multiple sites' - located at one of the multiple sites supplied

The following documents have been or are in the process of being published by authorities relevant to the search area, but are not included within Landmark's data. You may wish to research these documents independently.

This list of development plans is based on boundary information available to Landmark at this time. As a result of this some plans relating to neighbouring authorities may be shown.

Approved/Adopted	Plan Type	Plan Status	Approval / Adopted Date
Additional Plans - Adopted/Approved			
Plan Title: Hertfordshire Minerals Local Plan 2007, Operational Date: 27th March 2007	Local Plan	Adopted	2007
Additional Local Development Framework (LDF) Plans - Adopted/Approved			
Plan Title: Neighbourhood Plan - Croxley Green, Not Supplied	Supplementary Planning Document	Adopted	2018
Plan Title: Community Infrastructure Levy (CIL), Not Supplied	Supplementary Planning Document	Adopted	2015
Plan Title: Neighbourhood Plan - Chorleywood, Not Supplied	Supplementary Planning Document	Adopted	2021
Plan Title: Hertfordshire Waste Core Strategy, Operational Date: 5th November 2012	Core Strategy	Adopted	2012
Plan Title: Hertfordshire Waste Site Allocations, Operational Date: 15th July 2014	Development Plan Document	Adopted	2014
Plan Title: Hertfordshire - Minerals & Waste Local Development Scheme, Operational Date: 1st December 2021	Local Development Scheme	Adopted	2021
Plan Title: Three Rivers - Local Development Scheme, Operational Date: 1st December 2022	Local Development Scheme	Adopted	2024
Plan Title: Three Rivers - Development Management Policies, Operational Date: 1st September 2013	Development Plan Document	Adopted	2013
Plan Title: London Plan - Further Alterations (FALP), Operational Date: 10th March 2015	Spatial Development Strategy	Adopted	2015
Plan Title: London Plan - Minor Alterations, Operational Date: 14th March 2016	Spatial Development Strategy	Adopted	2016
Plan Title: Community Infrastructure Levy (CIL) (Mayoral - Londonwide), Not Supplied	Supplementary Planning Document	Adopted	2012
Plan Title: Community Infrastructure Levy (CIL), Not Supplied	Supplementary Planning Document	Adopted	2014
Plan Title: London Plan 2021, Operational Date: 1st March 2021	Spatial Development Strategy	Adopted	2021
Plan Title: Hillingdon - Local Development Scheme, Operational Date: 1st July 2021	Local Development Scheme	Adopted	2024

In Progress	Plan Type	Plan Status
Additional Local Development Framework (LDF) Plans - In Progress		
Plan Title: Neighbourhood Plan - Rickmansworth, Operational Date: Not Supplied	Supplementary Planning Document	Pre Preparation
Plan Title: Neighbourhood Plan - Batchworth, Operational Date: Not Supplied	Supplementary Planning Document	Under Preparation
Plan Title: Neighbourhood Plan - Abbots Langley, Operational Date: Not Supplied	Supplementary Planning Document	Under Preparation
Plan Title: Hertfordshire - Waste Local Plan Review, Operational Date: Not Supplied	New Local Plan	Abandoned
Plan Title: Three Rivers - New Local Plan, Submission Draft Period: 22nd January 2025 - 19th February 2025, Operational Date: 6th July 2026	New Local Plan	Under Preparation
Plan Title: Three Rivers - South West Hertfordshire Joint Strategic Plan, Operational Date: Not Supplied	Spatial Development Strategy	Under Preparation
Plan Title: Neighbourhood Plan - Sarratt, Operational Date: Not Supplied	Supplementary Planning Document	Under Preparation
Plan Title: Hertfordshire - Minerals and Waste Local Plan, Operational Date: Not Supplied	New Local Plan	On Hold
Plan Title: Neighbourhood Plan - Ickenham, Operational Date: Not Supplied	Supplementary Planning Document	Abandoned
Plan Title: Hillingdon - Local Plan Partial Review, Operational Date: 20th January 2027	New Local Plan	Under Preparation
Plan Title: Hillingdon - Joint West London Waste Plan Review, Operational Date: 31st January 2027	Development Plan Document	Preparation Planned
Plan Title: London Plan, Operational Date: Not Supplied	Spatial Development Strategy	Preparation Planned

Local Development Plans

This section reports on the local development plan for your area, produced by the Local Authority. It is important to know the policies and proposals in the development plan because these steer future land use and development. We have identified the land use policies and proposals specific to your area and they are shown in the maps in this section.

The Adopted Plan has been through a public inquiry and is the Statutory Plan for your area. The Deposit Plan is the latest draft currently available, and is likely to eventually replace the Adopted Plan (although further revised drafts of the Deposit Plan may be issued at some future point before it is formally adopted). By reporting both, we give you the existing policies and proposals for your neighbourhood as well as the new policies and proposals which will apply in the future. In some instances, we report only one of the two plans.

The red numbers in the table indicate the number of 'Adopted' plans or 'Deposit' plans that have been identified on site, within 0-250m or within 250-500m respectively.

Classification	On Site		0-250m		250-500m	
	Adopted	Deposit	Adopted	Deposit	Adopted	Deposit
Community and Social Facility	0	0	0	0	0	0
Heritage Environment	0	0	0	0	0	0
Housing	0	0	0	0	0	0
Industrial and Commercial	0	0	0	0	0	0
Open Land	0	0	0	0	0	0
Other (including Mixed Use)	0	0	0	0	0	0
Settlement Limit	0	0	0	0	0	0
Town Centre and Retailing	0	0	0	0	0	0
Transport	0	0	0	0	0	0
Waste, Pollution, Mineral, Water and Energy	0	0	0	0	0	0

Note:

Where a development plan policy covers an area which includes the property, it is classified as "on site" only in the above summary.

The 'Adopted' plan is the formally adopted, statutory plan for the area.

The 'Deposit' plan is the latest draft plan published by the local council.

'-' means there is no plan of that type for the search area.

Local Development Framework

The Local Development Framework is a group of documents that outline how planning will be managed in your area. This section reports on the documents which form part of your local LDF, produced by your local Authority. From the available documents, we have identified the land use policies and proposals specific to your area and they are shown in the maps below. These details are used by your Local Authority to steer future land use and development.

The Adopted Plans are the statutory plans for your area. The Submission draft documents are the latest drafts currently available, and are likely to become Adopted Plans in the future (although revised drafts may be issued before they are formally adopted).

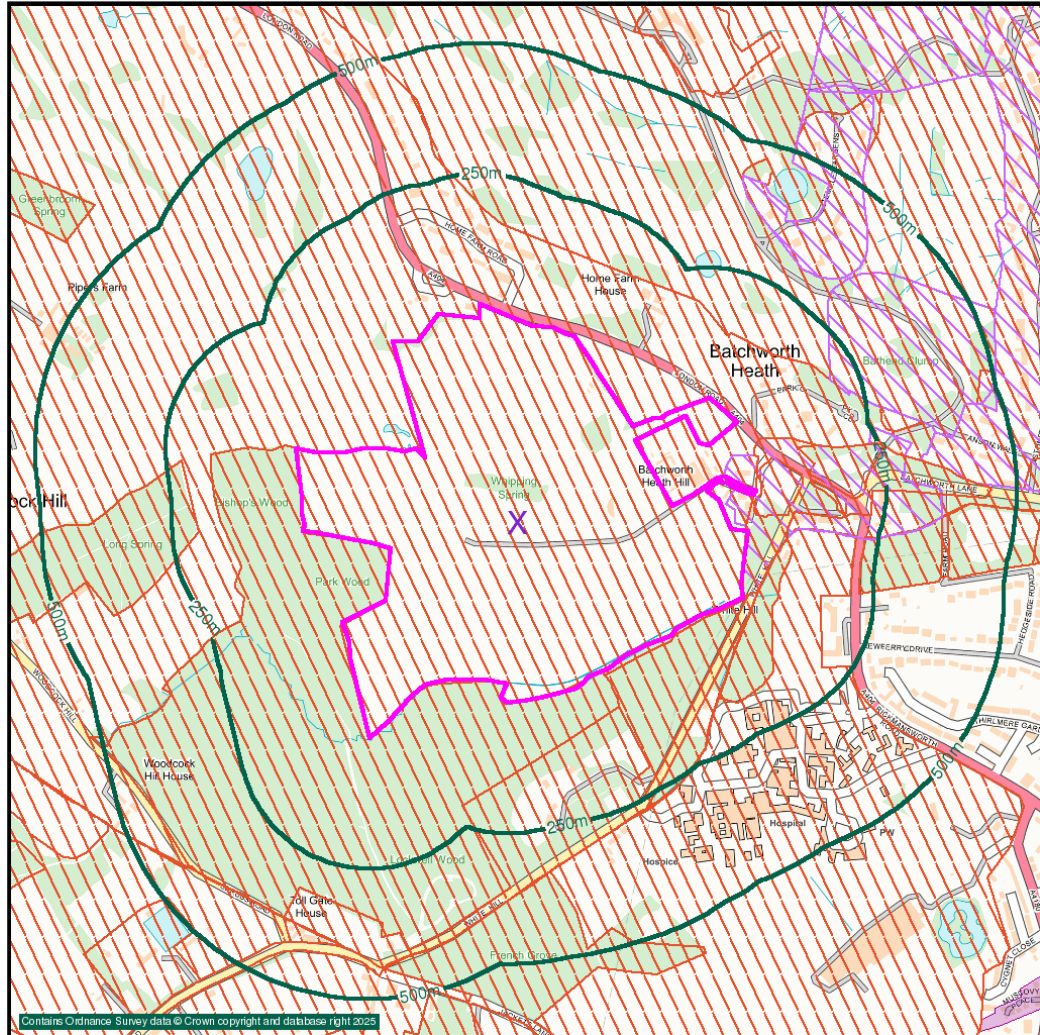
By reporting both status of plan, we give you the existing policies and proposals for your neighbourhood as well as the new policies and proposals which may apply in the future. If there are no Submission draft documents available we only report the statutory Adopted Documents (if the Local Authority has published them).

Classification	On Site		0-250m		250-500m	
	Adopted	Draft	Adopted	Draft	Adopted	Draft
Boundaries	0	0	0	0	0	0
Community and Social Facilities	0	0	0	0	0	0
Economy	0	0	0	0	0	0
Heritage Environment	2	0	1	0	2	0
Housing	0	0	0	0	0	0
Open Environment	8	0	14	0	5	0
Other	0	0	0	0	0	0
Resources and Waste	0	0	0	0	0	0
Retail and Town Centres	0	0	1	0	0	0
Rural Settlement	1	0	0	0	1	0
Transport	1	0	3	0	1	0

Documents searched in this section

Plan Title	Plan Status	Document Date	Document ID
Core Strategy	Adopted	17th October 2011	3795_2
Site Allocations	Adopted	25th November 2014	4052_2
Proposal Map	Adopted	25th November 2014	4185_2
Hillingdon Local Plan: Part 1- Strategic Policies	Adopted	8th November 2012	1365_2
West London Waste Plan	Adopted	30th July 2015	4063_2
Local Plan Part 2 Development Management Policies	Adopted	16th January 2020	1368_2
Proposal Map	Adopted	16th January 2020	1366_2
Local Plan Part 2 Site Allocations	Adopted	16th January 2020	4464_2

Local Development Framework - Adopted Street Mapping



General	Point	Line	Area		Point	Line	Area		Point	Line	Area	
 Site Boundary				Economy				Heritage Environment				Other Area/Site
 Search Buffer				Housing				Resources and Waste				
 Bearing Reference Point				Retail and Town Centres				Community and Social Facilities				
 Reference Number				Transport Infrastructure				Rural Settlement				
				Open Environment				Boundaries				

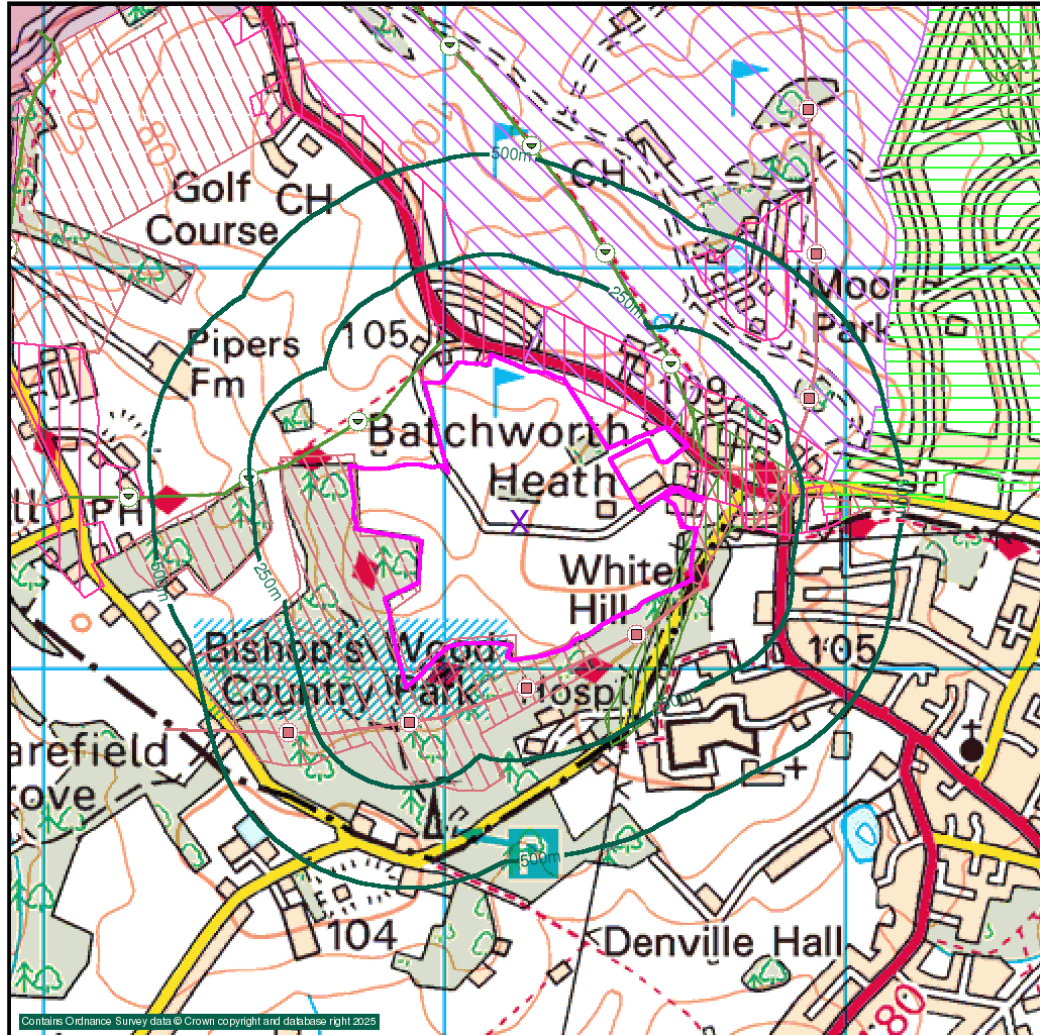
Local Development Framework - Adopted Street Mapping

Code	Position	Class	Policy	Description	Document ID
	0m E	Open Environment	No associated policies	Nature Reserve (Local Nature Reserve or Wildlife Trust)	4185_2
	0m E	Heritage Environment	No associated policies	Conservation Area	4185_2
	0m W	Open Environment	No associated policies	Open Space	4185_2
	0m W	Open Environment	No associated policies	Local Wildlife Site	4185_2
	0m W	Open Environment	No associated policies	South Herts Plateau Landscape Area	4185_2
	0m W	Open Environment	No associated policies	Metropolitan Green Belt	4185_2
	0m W	Open Environment	No associated policies	Open Space Allocation	4052_2
	8m E	Open Environment	No associated policies	Local Wildlife Site	4185_2
	24m E	Open Environment	No associated policies	Nature Conservation Sites of Metropolitan or Borough Grade I Importance	1366_2
	24m E	Open Environment	No associated policies	Green Belt	1366_2
	41m SE	Open Environment	No associated policies	Local Wildlife Site	4185_2
	106m E	Open Environment	No associated policies	Local Wildlife Site	4185_2
	107m E	Open Environment	No associated policies	Local Wildlife Site	4185_2
	125m N	Open Environment	No associated policies	Local Wildlife Site	4185_2
	198m NE	Heritage Environment	No associated policies	Site Of Archaeological Interest	4185_2
	201m W	Open Environment	No associated policies	Local Wildlife Site	4185_2

Code	Position	Class	Policy	Description	Document ID
	222m E	Open Environment	No associated policies	Nature Conservation Sites of Metropolitan or Borough Grade I Importance	1366_2
	222m E	Open Environment	No associated policies	Green Belt	1366_2
	305m NE	Heritage Environment	No associated policies	Conservation Area	4185_2
	321m E	Heritage Environment	No associated policies	Conservation Area	4185_2
	332m S	Open Environment	No associated policies	Nature Conservation Sites of Metropolitan or Borough Grade I Importance	1366_2
	372m E	Open Environment	No associated policies	Nature Conservation Sites of Metropolitan or Borough Grade I Importance	1366_2
	380m SW	Open Environment	No associated policies	Nature Conservation Sites of Metropolitan or Borough Grade I Importance	1366_2
	380m SW	Open Environment	No associated policies	Green Belt	1366_2

Local Development Framework - Adopted Local Mapping

Adopted

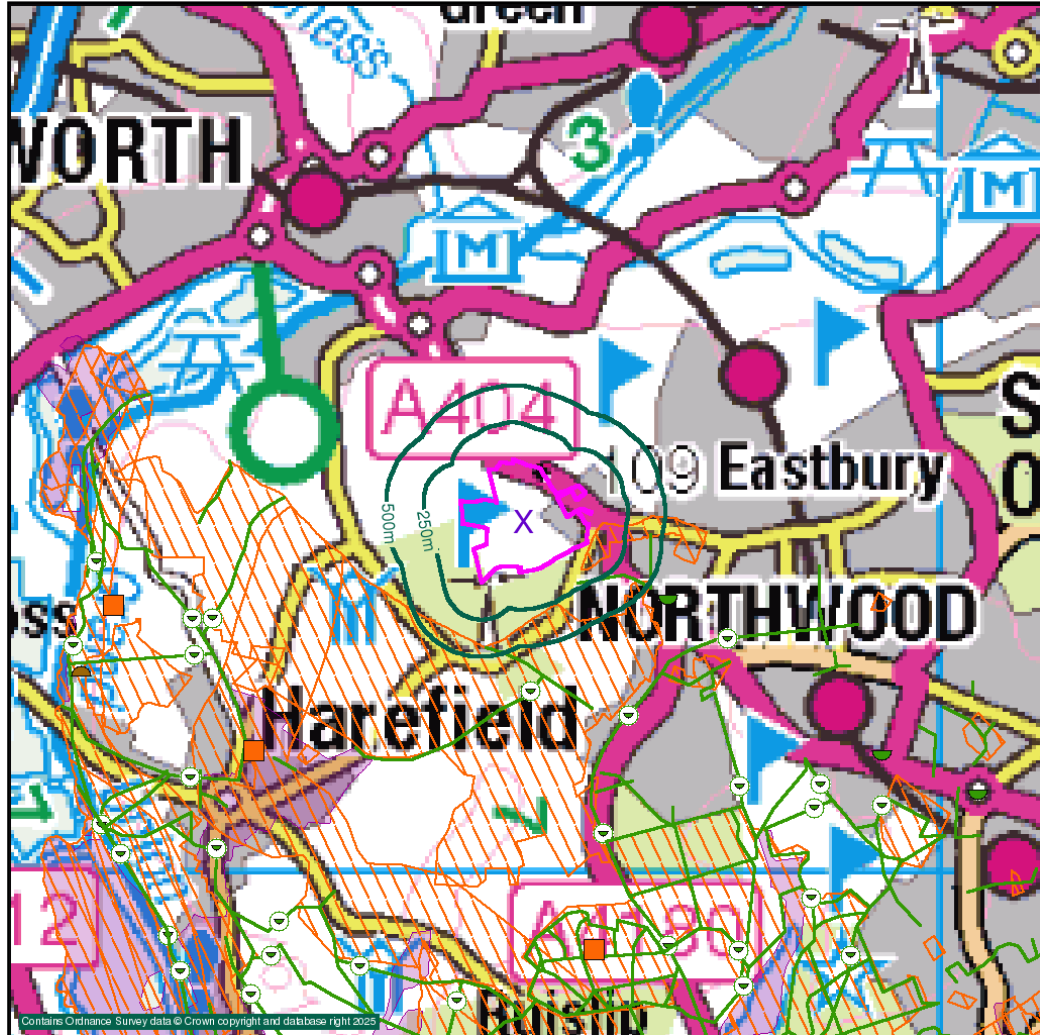


General	Point Line Area	Point Line Area	Point Line Area
Site Boundary	Economy	Heritage Environment	Other Area/Site
Search Buffer	Housing	Resources and Waste	
Bearing Reference Point	Retail and Town Centres	Community and Social Facilities	
Reference Number	Transport Infrastructure	Rural Settlement	
	Open Environment	Boundaries	

Local Development Framework - Adopted Local Mapping

Code	Position	Class	Policy	Description	Document ID
	0m E	Open Environment	No associated policies	Local Nature Reserve	3795_2
	0m NE	Rural Settlement	No associated policies	Other Settlements	3795_2
	0m NE	Heritage Environment	No associated policies	Registered Parks and Gardens	3795_2
	0m W	Open Environment	No associated policies	Woodland	3795_2
	0m SE	Transport	No associated policies	Congestion Hot Spots	3795_2
	25m SE	Open Environment	No associated policies	Green Infrastructure Corridors	3795_2
	28m E	Transport	No associated policies	Footpath Network	3795_2
	39m NW	Transport	No associated policies	Footpath Network	3795_2
	140m E	Open Environment	No associated policies	Green Infrastructure Corridors	3795_2
	207m W	Open Environment	No associated policies	Woodland	3795_2
	244m E	Retail and Town Centres	No associated policies	Secondary Centre	3795_2
	305m NE	Rural Settlement	No associated policies	Other Settlements	3795_2

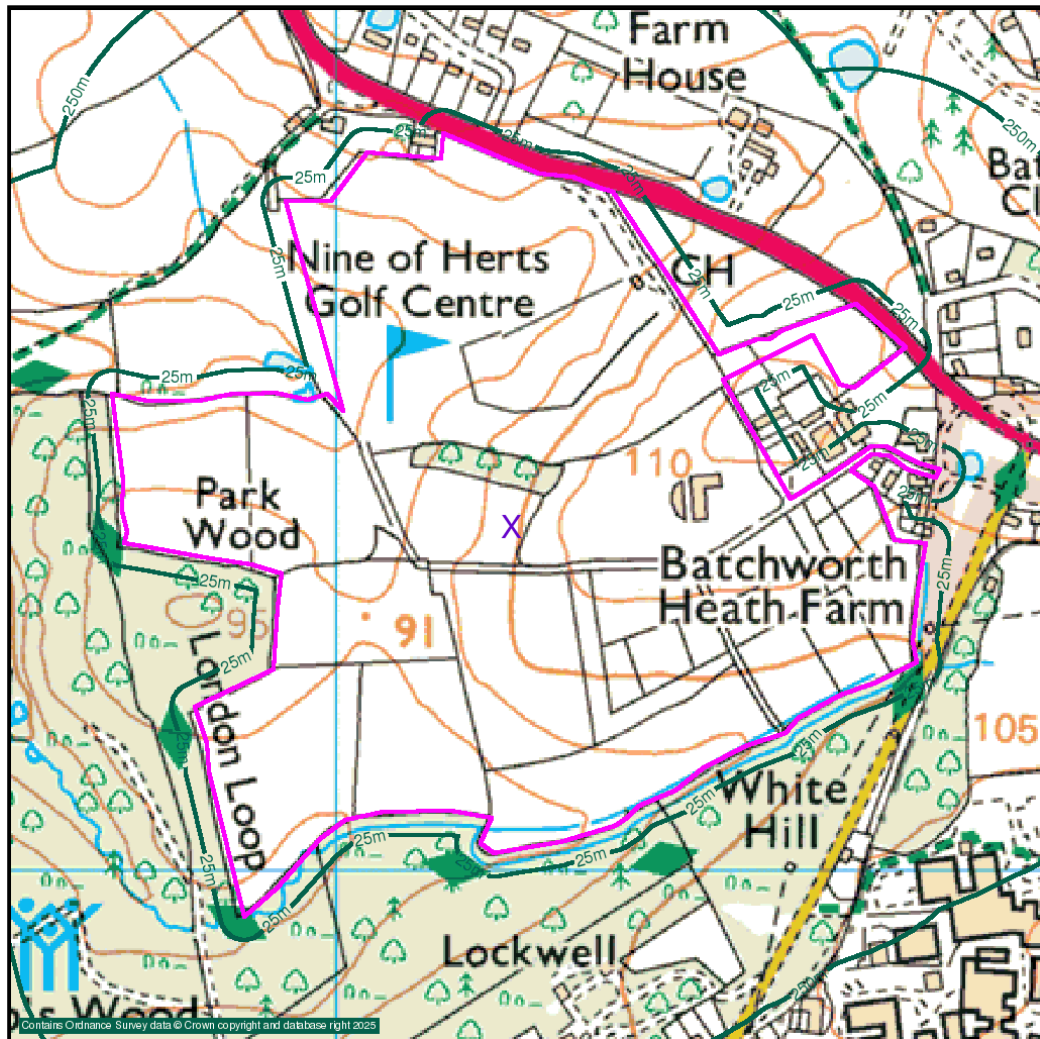
Local Development Framework - Adopted Road Atlas Mapping Adopted



General	Point Line Area	Point Line Area	Point Line Area
Site Boundary	Economy	Heritage Environment	Other Area/Site
Search Buffer	Housing	Resources and Waste	
Bearing Reference Point	Retail and Town Centres	Community and Social Facilities	
Reference Number	Transport Infrastructure	Rural Settlement	
	Open Environment	Boundaries	

Local Development Framework - Adopted Road Atlas Mapping

Code	Position	Class	Policy	Description	Document ID
	23m E	Open Environment	No associated policies	Countryside Conservation Area	1365_2
	209m SE	Transport	No associated policies	Public Right of Way	1365_2
	265m S	Open Environment	No associated policies	Countryside Conservation Area	1365_2
	438m S	Transport	No associated policies	Public Right of Way	1365_2



General	Public Rights of Way (Rights of way are not shown on maps of Scotland)	Other Public Access
Site Boundary Search Buffer Bearing Reference Point	Footpath Bridleway Byway open to all traffic Road used as a public path The representation on this map of any other road, track or path is no evidence of the existence of a right of way. Full list of symbols is shown in the User Guide	Other routes with public access The exact nature of the rights on these routes and the existence of any restrictions may be checked with the local highway authority. Alignments are based on the best information available. National trail or Recreational Path Permitted Footpath Permitted Bridleway Paths and bridleways along with landowners have permitted public use but which are not rights of way. The agreements may be withdrawn. Permitted Bridleway coincident with a right of way Selected cycle route, off and on road

Council Tax Information

Local Authority: Three Rivers District Council

Tax Band	Local Cost	National Average
Band A	£1466.58	£1409.29
Band B	£1711.01	£1644.17
Band C	£1955.44	£1879.05
Band D	£2199.87	£2113.93
Band E	£2688.73	£2595.57
Band F	£3177.59	£3076.85
Band G	£3666.45	£3561.01
Band H	£4399.74	£4286.16

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General

Site Boundary

Search Buffer

Bearing Reference Point

Reference Number

Primary Education	Ref No.	Search Buffer	Direction
Primary Education Results			
School: Holy Trinity CofE Primary School, Rickmansworth Road, L B H-Holy Trinity School, Middlesex, HA6 2RH, Type: Voluntary aided school, Age Range: 3-11, No. of Pupils: 184, Academic Results - Maths %: 82, Academic Results - English Reading %: 79, Academic Results - English Grammar %: 75	53	0-5000m	SE
School: St Mary's Church of England Primary School, Rickmansworth, Stockers Farm Road, St Mary's Church of England Primary School, Rickmansworth, WD3 1NY, Type: Voluntary aided school, Age Range: 4-11, No. of Pupils: 192, Academic Results - Maths %: 80, Academic Results - English Reading %: 80, Academic Results - English Grammar %: 70	54	0-5000m	NW
School: Eastbury Farm Primary School, Bishops Avenue, Northwood, HA6 3DG, Type: Community school, Age Range: 3-11, No. of Pupils: 336, Academic Results - Maths %: 93, Academic Results - English Reading %: 81, Academic Results - English Grammar %: 88	55	0-5000m	E
School: Frithwood Primary School, Carew Road, Northwood, HA6 3NJ, Type: Community school, Age Range: 3-11, No. of Pupils: 425, Academic Results - Maths %: 88, Academic Results - English Reading %: 91, Academic Results - English Grammar %: 88	56	0-5000m	E
School: Rickmansworth Park Junior Mixed and Infant School, Park Road, Rickmansworth, WD3 1HU, Type: Community school, Age Range: 5-11, No. of Pupils: 194, Academic Results - Maths %: 93, Academic Results - English Reading %: 97, Academic Results - English Grammar %: 93	57	0-5000m	NW
School: Harefield Junior School, Park Lane, Harefield, UB9 6BJ, Type: Community school, Age Range: 7-11, No. of Pupils: 217, Academic Results - Maths %: 74, Academic Results - English Reading %: 72, Academic Results - English Grammar %: 64	58	0-5000m	SW
School: Harvey Road Primary School, Harvey Road, Croxley Green, Rickmansworth, WD3 3BN, Type: Community school, Age Range: 3-11, No. of Pupils: 240, Academic Results - Maths %: 100, Academic Results - English Reading %: 100, Academic Results - English Grammar %: 100	59	0-5000m	N
School: Hillside Junior School, Northwood Way, Northwood, HA6 1RX, Type: Foundation school, Age Range: 7-11, No. of Pupils: 224, Academic Results - Maths %: 71, Academic Results - English Reading %: 73, Academic Results - English Grammar %: 67	60	0-5000m	SE
School: St Peter's Church of England Voluntary Aided Primary School, Church Lane, Mill End, Rickmansworth, WD3 8HD, Type: Voluntary aided school, Age Range: 4-11, No. of Pupils: 238, Academic Results - Maths %: 86, Academic Results - English Reading %: 86, Academic Results - English Grammar %: 86	61	0-5000m	NW
School: St John Catholic Primary School, Berry Lane, Mill End, Rickmansworth, WD3 7HG, Type: Academies, Age Range: 4-11, No. of Pupils: 151, Academic Results - Maths %: 48, Academic Results - English Reading %: 76, Academic Results - English Grammar %: 52	62	0-5000m	NW
School: Yorke Mead Primary School, Dulwich Way, Croxley Green, Rickmansworth, WD3 3PX, Type: Community school, Age Range: 3-11, No. of Pupils: 428, Academic Results - Maths %: 82, Academic Results - English Reading %: 95, Academic Results - English Grammar %: 85	63	0-5000m	N
School: Shepherd Primary, Shepherd'S Lane, Rickmansworth, WD3 8JJ, Type: Community school, Age Range: 3-11, No. of Pupils: 213, Academic Results - Maths %: 86, Academic Results - English Reading %: 81, Academic Results - English Grammar %: 86	64	0-5000m	NW
School: Holywell Primary School, Tolpits Lane, Watford, WD18 6LL, Type: Community school, Age Range: 3-11, No. of Pupils: 215, Academic Results - Maths %: 77, Academic Results - English Reading %: 74, Academic Results - English Grammar %: 77	65	0-5000m	NE

Primary Education	Ref No.	Search Buffer	Direction
Primary Education Results			
School: St Anthony's Catholic Primary School, Croxley View, Watford, WD18 6BW, Type: Voluntary aided school, Age Range: 3-11, No. of Pupils: 454, Academic Results - Maths %: 84, Academic Results - English Reading %: 79, Academic Results - English Grammar %: 89	66	0-5000m	NE
School: Ascot Road Primary School, Ascot Road, Watford, WD18 8AD, Type: Free School - Mainstream, Age Range: 4-11, No. of Pupils: 385, Academic Results - Maths %: 47, Academic Results - English Reading %: 64, Academic Results - English Grammar %: 63	67	0-5000m	NE
School: St Joseph Catholic Primary School, Ainsdale Road, South Oxhey, Watford, WD19 7DW, Type: Voluntary aided school, Age Range: 3-11, No. of Pupils: 231, Academic Results - Maths %: 72, Academic Results - English Reading %: 86, Academic Results - English Grammar %: 79	68	0-5000m	E
School: Arnett Hills Junior Mixed and Infant School, Berry Lane, Rickmansworth, WD3 4BT, Type: Community school, Age Range: 4-11, No. of Pupils: 207, Academic Results - Maths %: 70, Academic Results - English Reading %: 77, Academic Results - English Grammar %: 77	69	0-5000m	NW
School: Greenfields Primary School, Ellesborough Close, Watford, WD19 6QH, Type: Community school, Age Range: 3-11, No. of Pupils: 202, Academic Results - Maths %: 97, Academic Results - English Reading %: 83, Academic Results - English Grammar %: 72	70	0-5000m	E
School: Maple Cross Junior Mixed Infant and Nursery School, Denham Way, Maple Cross, Rickmansworth, WD3 9SS, Type: Community school, Age Range: 4-11, No. of Pupils: 165, Academic Results - Maths %: 63, Academic Results - English Reading %: 63, Academic Results - English Grammar %: 58	71	0-5000m	W
School: Oxhey Wood Primary School, Oxhey Drive, South Oxhey, Watford, WD19 7SL, Type: Academies, Age Range: 3-11, No. of Pupils: 377, Academic Results - Maths %: 85, Academic Results - English Reading %: 81, Academic Results - English Grammar %: 85	72	0-5000m	E
School: Little Green Junior School, Lincoln Drive, Croxley Green, Rickmansworth, WD3 3NJ, Type: Community school, Age Range: 7-11, No. of Pupils: 352, Academic Results - Maths %: 78, Academic Results - English Reading %: 90, Academic Results - English Grammar %: 83	73	0-5000m	N
School: Pinner Wood School, Latimer Gardens, Pinner, HA5 3RA, Type: Community school, Age Range: 3-11, No. of Pupils: 658, Academic Results - Maths %: 90, Academic Results - English Reading %: 90, Academic Results - English Grammar %: 90	74	0-5000m	SE
School: Colnbrook School, Hayling Road, Watford, WD19 7UY, Type: Community special school, Age Range: 4-11, No. of Pupils: 112, Academic Results - Maths %: 0, Academic Results - English Reading %: 0, Academic Results - English Grammar %: 0	75	0-5000m	E
School: Harlyn Primary School, Tolcarne Drive, Pinner, Middlesex, HA5 2DR, Type: Community school, Age Range: 3-11, No. of Pupils: 428, Academic Results - Maths %: 78, Academic Results - English Reading %: 83, Academic Results - English Grammar %: 87	76	0-5000m	SE
School: Laurance Haines School, Vicarage Road, Watford, WD18 0DD, Type: Academies, Age Range: 3-11, No. of Pupils: 468, Academic Results - Maths %: 74, Academic Results - English Reading %: 71, Academic Results - English Grammar %: 76	77	0-5000m	NE
School: Warren Dell Primary School, Gosforth Lane, South Oxhey, Watford, WD19 7UZ, Type: Academies, Age Range: 2-11, No. of Pupils: 263, Academic Results - Maths %: 90, Academic Results - English Reading %: 87, Academic Results - English Grammar %: 87	78	0-5000m	E

Primary Education	Ref No.	Search Buffer	Direction
Primary Education Results			
School: Whiteheath Junior School, Whiteheath Avenue, Ruislip, HA4 7PR, Type: Community school, Age Range: 7-11, No. of Pupils: 315, Academic Results - Maths %: 86, Academic Results - English Reading %: 90, Academic Results - English Grammar %: 88	79	0-5000m	S
School: Woodhall Primary School, Woodhall Lane, South Oxhey, Watford, WD19 6QX, Type: Community school, Age Range: 3-11, No. of Pupils: 106, Academic Results - Maths %: 50, Academic Results - English Reading %: 55, Academic Results - English Grammar %: 50	80	0-5000m	E
School: Bishop Winnington-Ingram CofE Primary School, Southcote Rise, Ruislip, HA4 7LW, Type: Voluntary aided school, Age Range: 3-11, No. of Pupils: 228, Academic Results - Maths %: 53, Academic Results - English Reading %: 67, Academic Results - English Grammar %: 53	81	0-5000m	S
School: Coteford Junior School, Fore Street, Eastcote, Pinner, Middlesex, HA5 2JQ, Type: Academies, Age Range: 7-11, No. of Pupils: 279, Academic Results - Maths %: 78, Academic Results - English Reading %: 68, Academic Results - English Grammar %: 71	82	0-5000m	SE
School: Bromet Primary School, Oxhey Road, Watford, WD19 4SG, Type: Academies, Age Range: 5-11, No. of Pupils: 274, Academic Results - Maths %: 88, Academic Results - English Reading %: 83, Academic Results - English Grammar %: 83	83	0-5000m	NE
School: Chater Junior School, Addiscombe Road, Watford, WD18 0WN, Type: Community school, Age Range: 7-11, No. of Pupils: 235, Academic Results - Maths %: 68, Academic Results - English Reading %: 85, Academic Results - English Grammar %: 75	84	0-5000m	NE
School: Field Junior School, Watford Field Road, Watford, WD18 0AZ, Type: Community school, Age Range: 7-11, No. of Pupils: 241, Academic Results - Maths %: 92, Academic Results - English Reading %: 88, Academic Results - English Grammar %: 92	85	0-5000m	NE
School: St Meryl School, The Mead, Carpenders Park, Watford, WD19 5BT, Type: Community school, Age Range: 3-11, No. of Pupils: 232, Academic Results - Maths %: 70, Academic Results - English Reading %: 70, Academic Results - English Grammar %: 67	86	0-5000m	E
School: Denham Green E-ACT Primary Academy, Nightingale Way, Denham Green, UB9 5JL, Type: Academies, Age Range: 4-11, No. of Pupils: 235, Academic Results - Maths %: 90, Academic Results - English Reading %: 79, Academic Results - English Grammar %: 79	87	0-5000m	SW
School: Grimsdyke School, Grimsdyke School, Sylvia Avenue, Hatch End, Pinner, HA5 4QE, Type: Community school, Age Range: 4-11, No. of Pupils: 627, Academic Results - Maths %: 87, Academic Results - English Reading %: 87, Academic Results - English Grammar %: 87	88	0-5000m	E

Primary Education

Primary Education Academic Results show the percentage of eligible pupils who met the expected standard.

'-' may appear in the results section if we are unable to report information, for example, if the school did not enter any pupils, the school was new, or only a few pupils were covered by the measure and the result has been suppressed to avoid the results of individuals being identified.

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Secondary Education	Ref No.	Search Buffer	Direction
Secondary Education Results			
School: Harefield School, Northwood Way, Harefield, Uxbridge, UB9 6ET, Type: Academies, Age Range: 11-18, No. of Pupils: 306, Progress 8 Score: -.74, Attainment 8 Score: 34.8,	89	0-5000m	SW
School: Northwood College for Girls GDST, Maxwell Road, Northwood, HA6 2YE, Type: Independent, Age Range: 3-19, No. of Pupils: 887, Progress 8 Score: - Attainment 8 Score: 56.5,	90	0-5000m	SE
School: St Helen's School, Eastbury Road, Northwood, HA6 3AS, Type: Independent, Age Range: 3-18, No. of Pupils: 1197, Progress 8 Score: - Attainment 8 Score: 78.6,	91	0-5000m	E
School: Saint Joan of Arc Catholic School, High Street, Rickmansworth, WD3 1HG, Type: Academy - Converter Mainstream, Age Range: 11-18, No. of Pupils: 1229, Progress 8 Score: .25, Attainment 8 Score: 52.6,	92	0-5000m	N
School: Merchant Taylors' School, Sandy Lodge, Northwood, Middlesex, Northwood, HA6 2HT, Type: Independent, Age Range: 11-18, No. of Pupils: 945, Progress 8 Score: - Attainment 8 Score: 39.9,	93	0-5000m	NE
School: Rickmansworth School, Scots Hill, Rickmansworth, WD3 3AQ, Type: Academies, Age Range: 11-18, No. of Pupils: 1511, Progress 8 Score: .55, Attainment 8 Score: 61.6,	94	0-5000m	N
School: Royal Masonic School for Girls, Rickmansworth Park, Chorleywood Road, Rickmansworth, WD3 4HF, Type: Independent, Age Range: 2-18, No. of Pupils: 999, Progress 8 Score: - Attainment 8 Score: 64.5,	95	0-5000m	NW
School: Northwood School, Pinner Road, Northwood, HA6 1QN, Type: Academy - Converter Mainstream, Age Range: 11-18, No. of Pupils: 999, Progress 8 Score: .62, Attainment 8 Score: 53.9,	96	0-5000m	SE
School: UTC Heathrow, Potter Street, Northwood, HA6 1QG, Type: University Technical College, Age Range: 14-19, No. of Pupils: 219, Progress 8 Score: -.52, Attainment 8 Score: 39.4,	97	0-5000m	SE
School: The Reach Free School, Long Lane, Rickmansworth, WD3 8AB, Type: Free School - Mainstream, Age Range: 11-18, No. of Pupils: 734, Progress 8 Score: -.11, Attainment 8 Score: 47.2,	98	0-5000m	W
School: Haydon School, Wiltshire Lane, Eastcote, Pinner, HA5 2LX, Type: Academies, Age Range: 11-18, No. of Pupils: 1697, Progress 8 Score: -.19, Attainment 8 Score: 49.6,	99	0-5000m	SE
School: Westfield Academy, Tolpits Lane, Watford, WD18 6NS, Type: Academy - Converter Mainstream, Age Range: 11-18, No. of Pupils: 1319, Progress 8 Score: .34, Attainment 8 Score: 45.3,	100	0-5000m	NE
School: Croxley Danes School, Baldwins Lane, Croxley Green, Rickmansworth, WD3 3LR, Type: Free School - Mainstream, Age Range: 11-18, No. of Pupils: 993, Progress 8 Score: .35, Attainment 8 Score: 52.6,	101	0-5000m	N
School: Watford Grammar School for Boys, Rickmansworth Road, Watford, WD18 7JF, Type: Academies, Age Range: 11-18, No. of Pupils: 1533, Progress 8 Score: .75, Attainment 8 Score: 68.8,	102	0-5000m	NE
School: Watford Grammar School for Girls, Lady's Close, Watford, WD18 0AE, Type: Academies, Age Range: 11-18, No. of Pupils: 1451, Progress 8 Score: .7, Attainment 8 Score: 67.6,	103	0-5000m	NE

Secondary Education

Secondary Education Academic Results show the two new secondary accountability measures that were introduced in 2016: Progress 8 and Attainment 8. These measure the progress and performance of pupils across a selected set of 8 subjects.

Attainment 8: The Attainment 8 score indicates how well pupils are performing across 8 subjects, with core subjects double weighted.

Progress 8: The Progress 8 score indicates how much progress pupils at this school made between the end of KS 2 and the end of KS4, compared to pupils across England who got similar results at the end of key stage 2. This represents whether they have progressed as would have been expected (a score of 0), more than expected (a '+' score) or less than expected (a '-' score).

For more information on how Progress 8 and Attainment 8 scores are calculated, please use the following link from the Department of Education:

<https://www.gov.uk/government/publications/progress-8-school-performance-measure>

'-' may appear in the results section if we are unable to report information, for example, if the school did not enter any pupils, the school was new, or only a few pupils were covered by the measure and the result has been suppressed to avoid the results of individuals being identified.

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Sixth Form Education	Ref No.	Search Buffer	Direction
Sixth Form Education Results			
School: Harefield School, Northwood Way, Harefield, Uxbridge, UB9 6ET, Type: Academies, Number of entries: 21, Average points per student per A Level entry: 16.73, Average Progress Score: -	104	0-5000m	SW
School: Northwood College for Girls GDST, Maxwell Road, Northwood, HA6 2YE, Type: Independent, Number of entries: 52, Average points per student per A Level entry: 43.87, Average Progress Score: -	105	0-5000m	SE
School: St Helen's School, Eastbury Road, Northwood, HA6 3AS, Type: Independent, Number of entries: 73, Average points per student per A Level entry: 48.14, Average Progress Score: -	106	0-5000m	E
School: Saint Joan of Arc Catholic School, High Street, Rickmansworth, WD3 1HG, Type: Academies, Number of entries: 80, Average points per student per A Level entry: 36.82, Average Progress Score: -	107	0-5000m	N
School: Merchant Taylors' School, Sandy Lodge, Northwood, Middlesex, Northwood, HA6 2HT, Type: Independent, Number of entries: 147, Average points per student per A Level entry: 48.07, Average Progress Score: -	108	0-5000m	NE
School: Rickmansworth School, Scots Hill, Rickmansworth, WD3 3AQ, Type: Academies, Number of entries: 152, Average points per student per A Level entry: 37.44, Average Progress Score: -	109	0-5000m	N
School: Royal Masonic School for Girls, Rickmansworth Park, Chorleywood Road, Rickmansworth, WD3 4HF, Type: Independent, Number of entries: 69, Average points per student per A Level entry: 43.42, Average Progress Score: -	110	0-5000m	NW
School: The Reach Free School, Long Lane, Rickmansworth, WD3 8AB, Type: Free School - Mainstream, Number of entries: 41, Average points per student per A Level entry: 29.39, Average Progress Score: -	111	0-5000m	W
School: Northwood School, Pinner Road, Northwood, HA6 1QN, Type: Academies, Number of entries: 52, Average points per student per A Level entry: 39.87, Average Progress Score: -	112	0-5000m	SE
School: UTC Heathrow, Potter Street, Northwood, HA6 1QG, Type: University Technical College, Number of entries: 20, Average points per student per A Level entry: 15.44, Average Progress Score: -	113	0-5000m	SE
School: Haydon School, Wiltshire Lane, Eastcote, Pinner, HA5 2LX, Type: Academies, Number of entries: 179, Average points per student per A Level entry: 28.69, Average Progress Score: -	114	0-5000m	SE
School: Westfield Academy, Tolpits Lane, Watford, WD18 6NS, Type: Academies, Number of entries: 66, Average points per student per A Level entry: 29.35, Average Progress Score: -	115	0-5000m	NE
School: Watford Grammar School for Boys, Rickmansworth Road, Watford, WD18 7JF, Type: Academies, Number of entries: 218, Average points per student per A Level entry: 40.1, Average Progress Score: -	116	0-5000m	NE
School: Watford Grammar School for Girls, Lady's Close, Watford, WD18 0AE, Type: Academies, Number of entries: 203, Average points per student per A Level entry: 38.91, Average Progress Score: -	117	0-5000m	NE

Sixth Forms

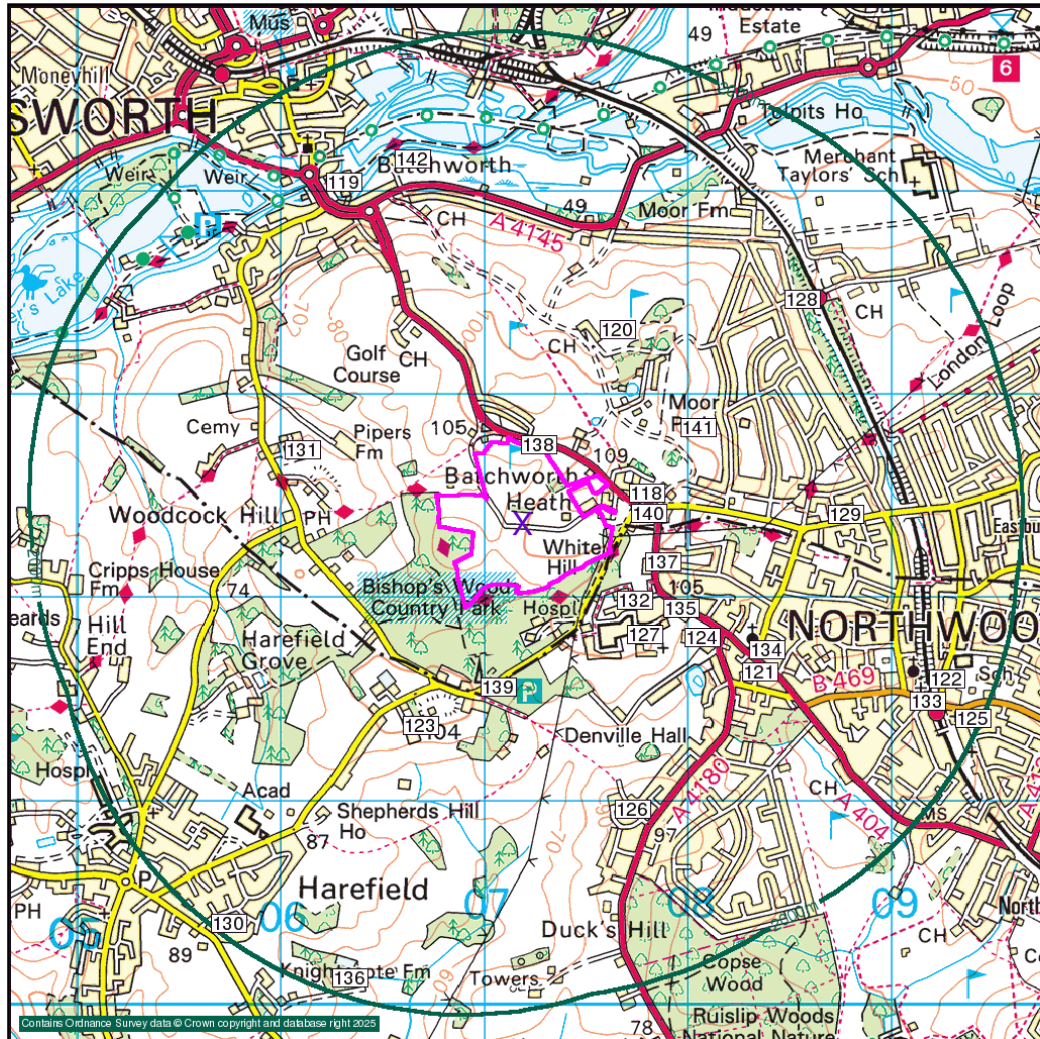
Sixth Form Education Academic Results show the progress score and the average points that a student achieved per A level entry.

Progress Score:

The Value added score represents the level of progress made by a pupil between the end of KS4 and their A level results. The score is calculated by comparing the results of the school with others nationally. A positive score means that the pupils at the school made more progress on average than others nationally, whereas a negative score means that they made less progress.

'-' may appear in the results section if we are unable to report information, for example, if the school did not enter any pupils, the school was new, or only a few pupils were covered by the measure and so the result has been suppressed to avoid the results of individuals being identifiable.

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For display purposes, only the closest amenity within each sub-category has been identified on the map.

General

■ Site Boundary
 ■ Search Buffer
 X Bearing Reference Point
 ■ Reference Number

Full list of amenities for this section is shown in the User Guide.

For reporting purposes only, the closest five amenities within each sub-category have been included in this list.

Retail and Eating Out	Ref No.	Search Buffer	Direction
Eating and Drinking			
Eating and Drinking			
Amenity: Restaurants, Name: Ye Olde Greene Manne, Address: Ye Olde Greene Manne Public House, Batchworth Heath, Rickmansworth, WD3 1QB, Location: 114m	118	0-1000m	E
Amenity: Pubs, Bars and Inns, Name: The Prince of Wales, Address: The Prince of Wales Public House 14, Batchworth Heath, Rickmansworth, WD3 1QB, Location: 198m	-	0-1000m	E
Amenity: Cafes, Snack Bars and Tea Rooms, Name: The Cafe at Mount Vernon Hospital Treatment Centre, Address: Rickmansworth Road, Northwood, HA6 2RN, Location: 398m	-	0-1000m	SE
Amenity: Restaurants, Name: The Gate, Address: Rickmansworth Road, Northwood, HA6 2RH, Location: 648m	-	0-1000m	SE
Amenity: Pubs, Bars and Inns, Name: The Rose & Crown, Address: Rose and Crown Public House, Harefield Road, Rickmansworth, WD3 1PP, Location: 711m	-	0-1000m	W

Recreational and Environmental	Ref No.	Search Buffer	Direction
Accommodation			
Accommodation			
Amenity: Hotels, Motels, Country Houses and Inns, Name: Premier Inn, Address: Batchworth Lock, Rickmansworth, WD3 1JB, Location: 1528m	119	1000-2000m	NW

Attractions	Ref No.	Search Buffer	Direction
Botanical and Zoological			
Amenity: Salmon Ladders, Name: Fish Ladder, Address: WD3, Location: 1515m	119	1000-2000m	NW
Historical and Cultural			
Amenity: Historic and Ceremonial Structures, Name: Sundial, Address: WD3, Location: 659m	120	0-1000m	N
Amenity: Historic and Ceremonial Structures, Name: Fountain, Address: WD3, Location: 678m	-	0-1000m	N
Amenity: Historic and Ceremonial Structures, Name: Fountain, Address: HA6, Location: 1373m	-	1000-2000m	SE
Amenity: Historic and Ceremonial Structures, Name: Drawbridge, Address: WD3, Location: 1572m	-	1000-2000m	NW

Recreational and Environmental Attractions	Ref No.	Search Buffer	Direction
Historical and Cultural			
Amenity: Historic and Ceremonial Structures, Name: Flagstaff, Address: HA6, Location: 1575m	-	1000-2000m	NE
Recreational			
Amenity: Playgrounds, Name: Play Area, Address: HA6, Location: 878m	121	0-1000m	SE
Amenity: Playgrounds, Name: Playground, Address: Ash Grove, UB9, Location: 1607m	-	1000-2000m	SW
Amenity: Playgrounds, Name: Playground, Address: Skidmore Way, WD3, Location: 1629m	-	1000-2000m	NW
Amenity: Playgrounds, Name: Playground, Address: Sullivan Crescent, UB9, Location: 1892m	-	1000-2000m	SW
Amenity: Playgrounds, Name: Playground, Address: Hill End Road, UB9, Location: 1942m	-	1000-2000m	W
Tourism			
Amenity: Siteseeing, Tours, Viewing and Visitor Centres, Name: Rickmansworth Waterways Trust, Address: Batchworth Lock House 99, Church Street, Rickmansworth, WD3 1JJ, Location: 1509m	119	1000-2000m	NW
Amenity: Unspecified and Other Attractions, Name: William Penn and Gulielma Maria Springett Marble Plaque, Address: Basing House, 46, High Street, Rickmansworth, WD3 1HP, Location: 1978m	-	1000-2000m	NW

Sport and Entertainment	Ref No.	Search Buffer	Direction
Gambling			
Amenity: Bookmakers, Name: Betfred, Address: 59-61, Green Lane, Northwood, HA6 3AD, Location: 1727m	122	1000-2000m	SE
Amenity: Bookmakers, Name: Coral Bookmakers, Address: 54, Green Lane, Northwood, HA6 2XW, Location: 1823m	-	1000-2000m	SE
Amenity: Bookmakers, Name: Coral Bookmakers, Address: 101-101a, High Street, Rickmansworth, WD3 1AN, Location: 1948m	-	1000-2000m	NW
Outdoor Pursuits			
Amenity: Riding Schools, Livery Stables and Equestrian Centres, Name: Littlebourne Farm Equestrian Centre, Address: Little Bourne Farmhouse Little Bourne Farm, Northwood Road, Harefield, UB9 6PU, Location: 650m	123	0-1000m	SW
Amenity: Angling and Sports Fishing, Name: Croxley Hall Fisheries, Address: Croxley Hall Fisheries Croxley Hall Farm, Lavrock Lane, Croxley Hall, Croxley Green, WD3 3BQ, Location: 1765m	-	1000-2000m	N

Recreational and Environmental	Ref No.	Search Buffer	Direction
Sport and Entertainment			
Sports Complex			
Amenity: Gymnasiums, Sports Halls and Leisure Centres, Name: Sports Pavilion, Address: HA6, Location: 558m	124	0-1000m	SE
Amenity: Tennis Facilities, Name: Tennis Court, Address: Nr Harefield Road, WD3, Location: 580m	-	0-1000m	W
Amenity: Sports Grounds, Stadia and Pitches, Name: Cricket Ground, Address: HA6, Location: 590m	-	0-1000m	SE
Amenity: Tennis Facilities, Name: Tennis Courts, Address: Nr Temple Gardens, WD3, Location: 598m	-	0-1000m	NE
Amenity: Golf Ranges, Courses, Clubs and Professionals, Name: Moor Park Golf Club, Address: Moor Park Mansion, Batchworth Heath, Rickmansworth, WD3 1QN, Location: 623m	-	0-1000m	N
Venues, Stage and Screen			
Amenity: Social Clubs, Name: Northwood Central Club, Address: Hallowell Road, Northwood, HA6 1DN, Location: 1880m	125	1000-2000m	SE
Amenity: Social Clubs, Name: The Royal British Legion, Address: Ebury Road, Rickmansworth, WD3 1BN, Location: 1998m	-	1000-2000m	NW

Commercial Services	Ref No.	Search Buffer	Direction
Commercial Services			
Hiring and Contract Services			
Amenity: Pest and Vermin Control, Name: Emergency Wasp & Hornet Nest Service, Address: 43, Iveagh Close, Northwood, HA6 2TE, Location: 1140m	126	1000-2000m	S
Amenity: Construction and Tool Hire, Name: Sunbelt Rentals Ltd, Address: Vale Industrial Estate, Tolpits Lane, Rickmansworth, WD18 9QP, Location: 1773m	-	1000-2000m	NE
Amenity: Vehicle Hire and Rental, Name: Laser Van Rentals, Address: Unit 3 Byfleet Industrial Estate, Olds Approach, Rickmansworth, WD18 9TS, Location: 1826m	-	1000-2000m	N
Legal and Financial			
Amenity: Cash Machines, Name: Cash Machine (NoteMachine Ltd), Address: Rickmansworth Road, Northwood, HA6 2RN, Location: 398m	127	0-1000m	SE
Amenity: Cash Machines, Name: Cash Machine (Royal Bank of Scotland), Address: Harefield Road, Rickmansworth, WD3 1LX, Location: 1530m	-	1000-2000m	NW
Amenity: Financial Institutions, Name: Barclays Bank Plc, Address: 55, Green Lane, Northwood, HA6, Location: 1709m	-	1000-2000m	SE
Amenity: Cash Machines, Name: Cash Machine (Royal Bank of Scotland), Address: 15, Maxwell Road, Northwood, HA6 2XY, Location: 1728m	-	1000-2000m	SE

Commercial Services	Ref No.	Search Buffer	Direction
Commercial Services			
Legal and Financial			
Amenity: Cash Machines, Name: Cash Machine (Nationwide Building Society), Address: 9, Maxwell Road, Northwood, HA6 2GN, Location: 1730m	-	1000-2000m	SE
Personal, Consumer and Other Services			
Amenity: Cleaning Services, Name: Kings Guard Dry Cleaners, Address: 16, Main Avenue, Moor Park, HA6 2HJ, Location: 1261m	128	1000-2000m	NE
Amenity: Vehicle Cleaning Services, Name: Tesco Hand Car Wash, Address: Frogmore Wharf, Rickmansworth, WD3 1LX, Location: 1511m	-	1000-2000m	NW
Amenity: Vehicle Cleaning Services, Name: Waves Hand Car Wash Rickmansworth, Address: Harefield Road, Rickmansworth, WD3 1LX, Location: 1517m	-	1000-2000m	NW
Amenity: Cleaning Services, Name: Impressive Dry Cleaners, Address: 30, Green Lane, Northwood, HA6 2QB, Location: 1614m	-	1000-2000m	SE
Amenity: Cleaning Services, Name: Johnson Cleaners UK Ltd, Address: 52, Green Lane, Northwood, HA6 2XW, Location: 1770m	-	1000-2000m	SE
Property and Development Services			
Amenity: Property Development Services, Name: K R B Developments Ltd, Address: 2, Heathside Close, Moor Park, HA6 2EQ, Location: 1046m	129	1000-2000m	E
Amenity: Property Information Services, Name: Roy Winkler Associates, Address: Ravenscroft House 4, Copse Wood Way, Northwood, HA6 2UE, Location: 1316m	-	1000-2000m	SE
Amenity: Property Sales, Name: Robsons, Address: Peter Robson and Co, North Approach, Moor Park, HA6 2JQ, Location: 1348m	-	1000-2000m	NE
Amenity: Commercial Property Letting, Name: Trinity Court, Address: Church Street, Rickmansworth, WD3 1RT, Location: 1508m	-	1000-2000m	NW
Amenity: Property Information Services, Name: Woodward Chartered Surveyors, Address: Canal Centre, Batchworth Lock, Church Street, Rickmansworth, WD3 1JJ, Location: 1512m	-	1000-2000m	NW
Recycling Services			
Amenity: Clearance and Salvage Dealers, Name: Procter's Van Transport, Address: 8, Gilbert Road, Harefield, UB9 6NQ, Location: 1986m	130	1000-2000m	SW
Repair and Servicing			
Amenity: Vehicle Repair, Testing and Servicing, Name: Harris Mayes, Address: Unit 2 Woodcock Hill Industrial Estate, Harefield Road, Rickmansworth, WD3 1PQ, Location: 773m	131	0-1000m	W
Amenity: Vehicle Repair, Testing and Servicing, Name: Wealdstone Autoprep Ltd, Address: 13 Peerglow Industrial Estate, Olds Approach, Rickmansworth, WD18 9QR, Location: 1783m	-	1000-2000m	N
Amenity: Vehicle Repair, Testing and Servicing, Name: Northwood Coachworks, Address: 12, Station Approach, Northwood, HA6 2XN, Location: 1844m	-	1000-2000m	SE
Amenity: Vehicle Repair, Testing and Servicing, Name: Northwood Auto Services, Address: Whittles Yard Rear of 12-18, Hallowell Road, Northwood, HA6 1DW, Location: 1951m	-	1000-2000m	SE

Brought to you by Landmark

Commercial Services	Ref No.	Search Buffer	Direction
Commercial Services			
Transport, Storage and Delivery			
Amenity: Taxi Services, Name: Henry Cars, Address: Rickmansworth Road, Northwood, HA6 2JW, Location: 225m	132	0-1000m	SE
Amenity: Taxi Services, Name: Mealing Taxis Within Mount Vernon Hospital, Address: Medical Flat 2, Mount Vernon Hospital, Rickmansworth Road, Northwood, HA6 2RN, Location: 380m	-	0-1000m	SE
Amenity: Taxi Services, Name: A 2 B Cars, Address: 25, Maxwell Road, Northwood, HA6 2XY, Location: 1722m	-	1000-2000m	SE
Amenity: Taxi Services, Name: Ace Cars 24, Address: 1, Station Approach, Northwood, HA6 2XN, Location: 1836m	-	1000-2000m	SE
Amenity: Import and Export Services, Name: D G Imports Ltd, Address: Talbot House 17, Church Street, Rickmansworth, WD3 1DE, Location: 1862m	-	1000-2000m	NW

Education and Health	Ref No.	Search Buffer	Direction
Education and Health			
Animal Welfare			
Amenity: Veterinarians and Animal Hospitals, Name: Fauna Vets, Address: 40, Green Lane, Northwood, HA6 2QB, Location: 1645m	133	1000-2000m	SE
Health Practitioners and Establishments			
Amenity: Hospitals, Name: Bishops Wood Hospital, Address: Rickmansworth Road, Northwood, HA6 2JW, Location: 225m	132	0-1000m	SE
Amenity: Chemists and Pharmacies, Name: Mount Vernon Hospital (Pharmacy), Address: Rickmansworth Road, Northwood, HA6 2RN, Location: 354m	-	0-1000m	SE
Amenity: Hospitals, Name: Mount Vernon Hospital, Address: Rickmansworth Road, Northwood, HA6 2RN, Location: 354m	-	0-1000m	SE
Amenity: Chemists and Pharmacies, Name: Mount Vernon Cancer Centre (Pharmacy), Address: Rickmansworth Road, Northwood, HA6 2RN, Location: 357m	-	0-1000m	SE
Amenity: Clinics and Health Centres, Name: Mount Vernon Cancer Centre (Mount Vernon Hospital), Address: Rickmansworth Road, Northwood, HA6 2RN, Location: 357m	-	0-1000m	SE
Primary, Secondary and Tertiary Education			
Amenity: First, Primary and Infant Schools, Name: Holy Trinity C of E Primary School, Address: Rickmansworth Road, Northwood, HA6 2RH, Location: 835m	134	0-1000m	SE
Amenity: Independent and Preparatory Schools, Name: St Martin's School, Address: 40, Moor Park Road, Northwood, HA6 2DJ, Location: 952m	-	0-1000m	E

Education and Health	Ref No.	Search Buffer	Direction
Education and Health			
Primary, Secondary and Tertiary Education			
Amenity: First, Primary and Infant Schools, Name: St Mary's Church of England Primary School, Rickmansworth, Address: Stockers Farm Road, Rickmansworth, WD3 1NY, Location: 1423m	-	1000-2000m	NW
Amenity: Secondary and Grammar Schools, Name: Harefield School, Address: Northwood Way, Harefield, Uxbridge, UB9 6ET, Location: 1502m	-	1000-2000m	SW
Amenity: Independent and Preparatory Schools, Name: Merchant Taylors' Preparatory School, Address: Moor Farm, Sandy Lodge Road, Rickmansworth, WD3 1LW, Location: 1514m	-	1000-2000m	NE
Recreational and Vocational Education			
Amenity: Nursery Schools and Pre and After School Care, Name: Mount Vernon Day Nursery & Preschool, Address: The Cafe@mount Vernon Mount Vernon Hospital, Rickmansworth Road, Northwood, HA6 2RN, Location: 278m	135	0-1000m	SE
Amenity: Nursery Schools and Pre and After School Care, Name: Bright Horizons Mount Vernon Day Nursery & Preschool, Address: Rickmansworth Road, Northwood, HA6 2RN, Location: 398m	-	0-1000m	SE
Amenity: Nursery Schools and Pre and After School Care, Name: Little Crickets Learning Centre, Address: Little Crickets Learning Centre, Northwood Cricket Club, Rickmansworth Road, Northwood, HA6 2NP, Location: 554m	-	0-1000m	SE
Amenity: Nursery Schools and Pre and After School Care, Name: The Hall Pre-preparatory School & Nursery, Address: The Grange, Rickmansworth Road, Northwood, HA6 2RB, Location: 1142m	-	1000-2000m	SE
Amenity: Nursery Schools and Pre and After School Care, Name: Shepherds Hill Nursery, Address: Northwood Road, Harefield, Uxbridge, UB9 6PT, Location: 1250m	-	1000-2000m	SW

Manufacturing and Production	Ref No.	Search Buffer	Direction
Manufacturing and Production			
Extractive Industries			
Amenity: Unspecified Quarries Or Mines, Name: Workings (Dis), Address: UB9, Location: 1928m	136	1000-2000m	SW
Foodstuffs			
Amenity: Fish, Meat and Poultry Products, Name: Tolly & Sons Ltd, Address: 4, Main Avenue, Moor Park, HA6 2HJ, Location: 1293m	128	1000-2000m	NE
Amenity: Baking and Confectionery, Name: Seven Seeded, Address: 33 Peerglow Industrial Estate, Olds Approach, Rickmansworth, WD18 9SR, Location: 1816m	-	1000-2000m	N

Manufacturing and Production	Ref No.	Search Buffer	Direction
Manufacturing and Production			
Industrial Products			
Amenity: Special Purpose Machinery and Equipment, Name: Firedon Ltd, Address: 30, Carlton Place, Northwood, HA6 2JX, Location: 178m	137	0-1000m	E
Amenity: Medical Equipment, Supplies and Pharmaceuticals, Name: Petnet Solutions Within Mount Vernon Hospital, Address: Rickmansworth Road, Northwood, HA6 2RN, Location: 398m	-	0-1000m	SE
Amenity: Textiles, Fabrics, Silk and Machinery, Name: Scubacam, Address: Unit 8 Battlers Wells Farm, Jackets Lane, Northwood, UB9 6PZ, Location: 483m	-	0-1000m	S
Amenity: Measurement and Inspection Equipment, Name: Burkard, Address: Unit 7 Woodcock Hill Industrial Estate, Harefield Road, Rickmansworth, WD3 1PJ, Location: 694m	-	0-1000m	W
Amenity: Published Goods, Name: Evolve Print, Address: Unit 8 Woodcock Hill Industrial Estate, Harefield Road, Rickmansworth, WD3 1PQ, Location: 709m	-	0-1000m	W

Public Infrastructure	Ref No.	Search Buffer	Direction
Public Infrastructure			
Infrastructure and Facilities			
Amenity: Telecommunications Features, Name: Mast (Telecommunication), Address: WD3Location: 2m	138	0-1000m	N
Amenity: Electrical Features, Name: Pylon, Address: WD3Location: 19m	-	0-1000m	E
Amenity: Gas Features, Name: Gas Pressure Regulating Station, Address: WD3Location: 76m	-	0-1000m	E
Amenity: Letter Boxes, Name: Letter Box, Address: London Road, WD3Location: 100m	-	0-1000m	E
Amenity: Wi-Fi Hotspots, Name: Wi-Fi Hotspot (O2 Limited), Address: Ye Olde Greene Manne Public House, Batchworth Heath, Rickmansworth, WD3 1QBLocation: 114m	-	0-1000m	E
Organisations			
Amenity: Sports Clubs and Associations, Name: Northwood Cricket Club, Address: Rickmansworth Road, Northwood, HA6 1HALocation: 556m	124	0-1000m	SE

Transport	Ref No.	Search Buffer	Direction
Transport			
Road and Rail			
Amenity: Parking, Name: Car Park, Address: UB9Location: 398m	139	0-1000m	S
Amenity: Parking, Name: Car Park, Address: HA6Location: 456m	-	0-1000m	SE

Public Infrastructure	Ref No.	Search Buffer	Direction
Transport			
Road and Rail			
Amenity: Fords and Level Crossings, Name: Ford, Address: UB9Location: 953m	-	0-1000m	SW
Amenity: Parking, Name: Car Park, Address: WD3Location: 1213m	-	1000-2000m	N
Amenity: Parking, Name: Car Park, Address: WD3Location: 1294m	-	1000-2000m	N
Transport Access Points			
Amenity: Bus Stops, Name: Bus Stop (Ye Olde Greene Manne Ph), Address: WD3Location: 84m	140	0-1000m	E
Amenity: Bus Stops, Name: Bus Stop (Ye Olde Greene Manne Ph), Address: WD3Location: 119m	-	0-1000m	E
Amenity: Bus Stops, Name: Bus Stop (Mount Vernon Hospital), Address: HA6Location: 255m	-	0-1000m	SE
Amenity: Bus Stops, Name: Bus Stop (Mount Vernon Hospital), Address: WD3Location: 255m	-	0-1000m	S
Amenity: Bus Stops, Name: Bus Stop (Mount Vernon Hospital), Address: HA6Location: 266m	-	0-1000m	SE
Walking, Riding and Cycling			
Amenity: Footbridges, Name: Footbridges, Address: WD3Location: 458m	141	0-1000m	NE
Amenity: Footbridges, Name: Footbridges, Address: WD3Location: 634m	-	0-1000m	N
Amenity: Footbridges, Name: Footbridge, Address: WD3Location: 803m	-	0-1000m	NW
Amenity: Footbridges, Name: Footbridges, Address: WD3Location: 865m	-	0-1000m	NW
Amenity: Footbridges, Name: Footbridge, Address: HA6Location: 1109m	-	1000-2000m	S
Water			
Amenity: Moorings and Unloading Facilities, Name: Moorings, Address: WD3Location: 1472m	142	1000-2000m	N
Amenity: Moorings and Unloading Facilities, Name: Mooring, Address: WD3Location: 1475m	-	1000-2000m	N
Amenity: Locks, Name: Batchworth Lock, Address: WD3Location: 1478m	-	1000-2000m	NW
Amenity: Moorings and Unloading Facilities, Name: Mooring Posts, Address: WD3Location: 1483m	-	1000-2000m	NW
Amenity: Moorings and Unloading Facilities, Name: Mooring Posts, Address: WD3Location: 1484m	-	1000-2000m	NW

The information in this Sitecheck Planning report must be read in conjunction with the User Guide, which can be found on the Landmark website.

If after reading the report you require further information, please contact the relevant organisation, listed in the Useful Contacts section. Please note, however, that the contacts are not in a position to advise how the details may affect the value of the property. You should discuss the findings of this report with your professional advisor.

Planning Applications

The raw planning application information is supplied by Barbour ABI, derived from local authority weekly planning lists.

Location

Each application is identified in accordance with the address provided by the local authority. Where this address is incomplete, an approximate location has been inferred. A location accuracy code is given for each application.

'Good' indicating location to the actual site

'Fair' indicating location adjacent to the site.

'Approx' indicating location on the road of the site, typically within 300m.

'Wider Area' indicating location within the geographical locality or road, typically within 1km.

'Multiple Sites' indicating that the application relates to multiple sites.

Road, Rail, Utility and Large Developments

Applications for road, rail, utility and large development often do not have definite addresses but are identified by general descriptions (eg, "Land adjacent to Haven Road", "Kings Cross" or "Cross Rail"). It is possible the single address point reference will not be found within the search area, even though much of the actual development site falls within it.

Decisions

We track local authority decisions for large applications as "refused", "withdrawn" or "approval granted". However, if an application concerns you, we would strongly advise you to find out more from your local planning authority (see Useful Contacts section). For example, where an application is refused, it may subsequently be granted on appeal, so the indication we provide on decisions is not necessarily the final word. Also, we assume that where Barbour ABI indicate that a contract has been granted, the application has also been granted, but in a few instances this may not be the case.

Tenders

Some findings in the Planning Applications section may be shown as being a tender or contract. This usually indicates that a Planning Application has already been submitted.

Land Use Policies and Allocations

Land Use policies are derived from the proposals maps of development plans, which are produced by local authorities. Development plans go through a series of consultation stages where the plan is known as a "deposit" version. When it is "adopted" the plan becomes the statutory policy basis for the area covered.

This report includes the mapped policies of both the adopted plan and the latest deposit plan. Only the basics of each mapped policy are reported. The local development plan includes detailed explanations of all policies and proposals, many of which are unmapped and so are not included in this report. We recommend that you contact the local authority (see Useful Contacts section) if anything reported in this section is of concern to you, or if you would like further information about the development plan policies.

Land Use Policies Classifications

Land use policy classifications differ between local authorities in the way they are represented in development plans. We have standardised different types of land use and development into 10 classes for ease of use:

Housing - Residential and other housing developments. Includes redevelopments and conversions.

Transport - Transportation including planned corridors for new roads, minor and major road alterations and a range of cycle, pedestrian and parking policies.

Open Land - Includes greenbelt nature conservation areas, Sites of Special Scientific Interest (SSSI), Areas of Outstanding Natural Beauty etc.

Heritage Environment - This will often indicate a conservation area, where special development control rules will apply.

Town Centre & Retailing - As well as urban shopping areas, this includes retail servicing areas.

Industrial and Commercial - Includes commercial development sites, offices, warehouses, hotels, business and industry.

Community & Social Facility - Health, education, sport, leisure, social areas and allotments.

Waste, Pollution, Mineral, Water & Energy - Includes waste processing and utilities (including sewerage) and potential development hazard areas.

Settlement Limit - Indicates boundaries to built areas.

Other (including Mixed Use) - Areas and sites not covered by above classes. Includes mixed use and special policy areas and sites.

Local Authorities and Council Services

District Councils are responsible for services, which normally include housing, development planning and control, environmental health and refuse collection.

County Councils are responsible for services, which normally include education, social services, roads and highways, traffic and transportation, waste disposal sites, recycling, libraries.

Unitary Authorities are normally responsible for the services of both district and county councils. National Parks have their own statutory planning powers and responsibilities.

Many other services, however, are provided by the different types of councils stated above.

Rights of Way

This section shows Ordnance Survey mapping with footpaths, bridleways and other rights of ways indicated.

Neighbourhood Information

Council Tax Information

Within this section, the relevant local authority is provided, along with details of council tax bands and how they compare nationally (HMSO Crown Copyright Data).

Education

The nearby state and private primary schools, secondary schools, further and higher education establishments are listed. In England, examination performances are also reported where provided by the relevant authority. These data are HMSO Crown Copyright.

Amenities

The nearest shops, restaurants, hospitals and other essential amenities are highlighted.



Barbour ABI

Contact Names and Addresses

1 Three Rivers District Council

Three Rivers House
Northway
Rickmansworth
Hertfordshire
WD3 1RL

Telephone 01923 776611
Fax 01923 896119

www.threerivers.gov.uk

2 London Borough of Hillingdon

Civic Centre
High Street
Uxbridge
Middlesex
UB8 1UW

Telephone 01895 250111
Fax 01895 250830

www.hillingdon.gov.uk

3 Watford Borough Council

Town Hall
Watford
Hertfordshire
WD17 3EX

Telephone 01923 226400
Fax 01923 226133

www.watford.gov.uk

4 London Borough of Harrow

Civic Centre
Station Road
Harrow
Middlesex
HA1 2XF

Telephone 020 8863 5611
Fax 020 8863 8267

www.harrow.gov.uk

5 South Buckinghamshire District Council (now part of Buckinghamshire Council) Development Control Department

Capswood
Oxford Road
Denham
Berkshire
UB9 4LH

Telephone 01895 837200

www.southbucks.gov.uk

6 Chiltern District Council (now part of Buckinghamshire Council) Planning Department

Council Offices
King George V Road
Amersham
Buckinghamshire
HP6 5AW

Telephone 01494 729000
Fax 01494 729332

www.chiltern.gov.uk

7 Hertsmere Borough Council Planning Department

Civic Offices
Elstree Way
Borehamwood
Hertfordshire
WD6 1WA

Telephone 020 8207 2277
Fax 020 8207 7444

www.hertsmere.gov.uk

8 Hertfordshire County Council

County Hall
Hertford
Hertfordshire
SG13 8DN

Telephone 01992 556266
Fax 01992 556202

www.hertsdirect.org

9 Greater London Authority

Romney House
43 Marsham Street
London
SW1P 3PY

Telephone 020 7983 4000
Fax 020 7983 4057

www.london.gov.uk

Other Contacts

Landmark Information Group Limited

Landmark Information Group
Imperium
Imperial Way
Reading
Berkshire
RG2 0TD

Telephone 0330 036 6619
Fax 0844 844 9980

helpdesk@landmark.co.uk
www.landmark.co.uk

Consumer Protection

Important Consumer Protection Information

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD

Tel: 0844 844 9966

Fax: 0844 844 9980

Email: helpdesk@landmark.co.uk

Landmark adheres to the Conveyancing Information Executive (CIE) standards.

The Standards:

- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.
- The standards can be seen here: www.conveyinfoexec.com

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPO.

TPOs Contact Details:

The Property Ombudsman Scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire
SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Website: www.tpos.co.uk

Email: admin@tpos.co.uk

Consumer Protection

Landmark Complaints Procedure

If you want to make a complaint to Landmark, we will:

- Acknowledge it within 5 working days of its receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Customer Relationships Manager
Landmark Information
Imperium
Imperial Way
Reading
RG2 0TD

Tel: 0844 844 9966
Email: helpdesk@landmark.co.uk
Fax: 0844 844 9980

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOs):

Tel: 01722 333306
Email: admin@tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

LANDMARK TERMS AND CONDITIONS

In these Terms, we refer to Landmark Information Group Limited (whose registered office is 7 Abbey Court, Eagle Way, Exeter, EX2 7HY) as **"We"**, **"Us"** and **"Our"** and we refer to the contracting party who accesses the Website or places an Order with Us or with an Authorised Reseller as **"You"**, **"Your"** and **"Yourself"**. All Services and Reports are provided by Landmark Information Group Limited unless otherwise stated.

DEFINITIONS

In these Terms, the following terms have the following meanings:

"Agreement" has the meaning set out in clause 1.e.

"Authorised Reseller" means an agent or reseller who We have duly appointed to resell Our Reports and Services.

"Beneficiaries" means those persons, as relevant, referred to in clause 2e.

"Content" means any data, computing and information services and software, and other content and documentation or support materials and updates included in and/or supplied by or through the Websites, in Reports or Services or in any other way by Us and shall include both material developed by or on behalf of Us and Third Party Content.

"End User" means either: (i) a consumer or a consumer's friend or family member who uses the Services provided to the consumer; (ii) where You are not a consumer, an employee of Yours who uses the Services provided to You; and/or (iii) in respect of the conveyancing Reports identified in clause 2.e only, a Beneficiary or their respective employees.

"Fees" means any charges levied by Us or an Authorised Reseller for Services provided to You.

"First Purchaser" means the first person, or legal entity to purchase the Property Site following provision of a Report.

"First Purchaser's Lender" means the funding provider for the First Purchaser.

"Intellectual Property Rights" means copyright, patent, design right (registered or unregistered), service or trade mark (registered or unregistered), database right or other data right, moral right or know how or any other intellectual property right.

"On-Demand Service" means a Service hosted by Us through which an End User is able to access the Content remotely.

"Order" means the request for Services from Us by You.

"Property Site" means a land site in relation to which We provide a Service.

"Report" means any Content that We supply to You in the form of a Report on a Property Site.

"Services" means the provision of any service by Us pursuant to these Terms, including without limitation, the use of the Website (whether or not You Order a paid-for Service), any Report and/or On-Demand Service.

"Subscription" means any subscriptions for Our On-Demand Services purchased by you.

"Subscription User" means any individual who accesses and uses the On-Demand Services on a Subscription basis.

"Supplier" means any third party organisation that provides services, software, data, information and other content or functionality of any form to Us.

"Terminal" means a laptop, PC, workstation or other equipment containing a screen on which the Content may be displayed or used and which is internal or personal to You.

"Terms" means these terms and conditions.

"Third Party Content" means the services, software, data, information and other content or functionality provided by Suppliers and linked to or contained in the Services.

"Third Party Content Terms" the terms and conditions, as set out at http://www.landmarkinfo.co.uk/Terms/terms_and_conditions_299431_8.0_annexes.pdf that are specific to Third Party Content, are required by the Suppliers of such Third Party Content and which take precedence over these Terms in the event of any inconsistency.

"Website" means any website hosted by Us and includes the Content and any Report, service, document, data-set, software or information contained in such websites or derived from them.

1 Basis of Contract

- a. These Terms (including, where applicable, Third Party Content Terms) govern the relationship between Us and You where You use or purchase Services from Us. Where these Terms are not expressly accepted by You, they will be deemed to have been accepted by You, and You agree to be bound by these Terms: (a) when You place any Order, or pay for any Services provided to You by Us; and (b) in respect of Your use of any Website, by accessing and continuing to use any part of this Website. If You do not agree with any of the Terms that apply to Our Websites, then You must not use the Website.
- b. You may be required to register Your details and/or open an account to access or order certain Services. Submission of Your registration and Your use of such Services shall be deemed acceptance of these Terms. You shall ensure that all information provided when submitting your registration is up to date, true, accurate and complete. We reserve the right to suspend or terminate Your access to the Website or block Your ability to place Orders in the event of any breach of this clause 1.b. Each registration is for a single user only. We do not permit You as Subscription Users to share user names and passwords with any other person nor with multiple users on a network. It is Your responsibility to maintain the confidentiality of Your password and those of Subscription Users for whom you are responsible and You are responsible for all activity that occurs under such user names and passwords. We will not be liable where Your password or those of Subscription Users for whom you are responsible are used by someone else. You should notify Us immediately of any unauthorised use of passwords and any breach of security as soon as You become aware of it.
- c. You shall take all reasonable steps to check that the details that You provide in relation to Your Order are complete, accurate and correct and that the Service is provided for the correct location and property type. Neither We nor any Suppliers shall have any liability for errors or omissions in information provided by or on behalf of You or from Your failure to check that the Service relates to the correct location or property.
- d. We may modify these Terms, and may discontinue or revise any or all other aspects of the Services at Our sole discretion, with immediate effect and without prior notice, including without limitation changing the Services available at any given time. Any amendment or variation to these Terms shall be posted on Our Websites. Continued Orders of the Services or continued use of the Website by You shall be deemed an acceptance by You to be bound by any such amendments to the Terms. We will not file or store a copy of these Terms for each interaction or transaction by You via the Website.

- e. These Terms together with the Third Party Content Terms, any Order You make (if applicable), the Fees (if applicable) and delivery details in relation to the Order and Our privacy policy, which is available on the Website, constitute the entire agreement between the parties relating to the supply of Services to You by Us ("**Agreement**"). You acknowledge that You have not relied on any statement, promise or representation made or given by or on behalf of Us which is not set out in the Agreement or delivery details. Nothing in this clause 1.e shall limit or exclude any liability for fraud.
- f. These Terms shall prevail at all times to the exclusion of all other terms and conditions including any terms and conditions which You may purport to apply even if such other provisions are submitted in a later document or purport to exclude or override these Terms and neither the course of conduct between parties nor trade practice shall act to modify these Terms.

2 Services and Licensed Use

- a. Subject to clauses 6.d, 6.k and 6.l, We shall use all reasonable skill, care and diligence in the performance of the Services. In performing the Services we shall comply with the standards as developed by the Conveyancing Information Executive (CIE).
- b. You shall not hold Yourself out or describe Yourself as Our agent or an agent of any of the Suppliers or as having had any of Your activities endorsed by Us.
- c. Where Content is provided as part of an On-Demand Service, We grant You a non-exclusive, non-transferable licence (without rights to sub-license to any third party other than End Users) to access and use the On-Demand Service (and any output of that service) for the purposes of viewing the Content for the duration permitted in any Order (subject to any Terminal limits (if appropriate)).
- d. Where Content are provided in printed form or in an electronic format for printing (including Reports), We grant You a non-exclusive, perpetual non-transferable licence (without rights to sub-license or provide copies or extracts to any third party other than End Users) to use Content in printed form or in an electronic format for printing (including Reports) for Your commercial or non-commercial use, but without any right to copy, modify, extract or re-utilise any information or data within such printed Content other than as expressly set out in this clause 2.d.
- e. Subject always to these Terms, You may, without further charge, make Reports (other than Envirocheck® Reports) available to:
 - i. the owner of the whole or part of the Property Site at the date of the Report;
 - ii. any person who purchases or intends to purchase the whole or part of the Property Site;
 - iii. any person who provides or intends to provide funding secured on the whole or part of the Property Site;
 - iv. any person for whom You act in a professional or commercial capacity in relation to the Property Site; and/or
 - v. any person who acts for You in a professional or commercial capacity in relation to the Property Site;

together the "**Beneficiaries**".

- f. The Beneficiaries shall be entitled to rely on the Report as if it was addressed to them and any such person shall be entitled to enforce these Terms as if they were named in the Order, provided always that the person to whom the Report is made available accepts these Terms.
- g. You shall ensure that acknowledgements of copyright and database right ownership are included in a conspicuous position in all copies of the Content. You may not delete any of Our or the Suppliers' intellectual property protection notices (including without limitation copyright notices or trade marks) from the Content.
- h. You shall not reverse engineer, separate or otherwise tamper with the Content so that Content can be extracted and used for any purpose outside the scope of the Agreement.

- i. If You are a Company or public body, You agree that the licensed use of Content pursuant to the Agreement always excludes its use by any of Your subsidiaries, holding companies or subsidiaries of such holding companies (as such terms are defined in section 1159 of the Companies Act 2006) or by any government entity associated with You (in each case as applicable). You agree, and shall procure, that any such company or entity shall enter into a separate agreement with Us.
- j. All other uses of the Content other than as permitted by the Agreement are prohibited. If You wish to use the Content in a manner which is not authorised by the Terms, then You must contact Us to seek the necessary consents or licences (which may include further licences from the Suppliers), for which there may be additional Fees.
- k. You agree to notify Us should You suspect any infringement of Our or any of Our Supplier's Intellectual Property Rights.
- l. You agree that you will not use the Services (including without limitation Our Websites) in any way that may lead to the encouragement, procurement or carrying out of any criminal or unlawful activity or do anything that may cause damage to the Website or our servers, systems or equipment or those of third parties, nor access any users' data or penetrate or circumvent any Website security measures or attempt to do any such acts.

3 Intellectual Property, Confidentiality and Privacy Policy

- a. You acknowledge and agree that all Intellectual Property Rights in Content and Our Websites are and shall continue to be owned by Us or Our Suppliers and nothing in the Agreement shall transfer, assign or grant any rights to You (save for the licence as set out above).
- b. The names, images and logos identifying Us, companies in the Landmark group, our partners or third parties and our/their products and/or services contained in or sold via the Website are proprietary marks and may not be reproduced or otherwise used without express permission.
- c. Subject to any use of the Content in accordance with these Terms, You acknowledge and agree that You shall, and shall procure that any person to whom You provide access to the Content shall, treat as strictly private and confidential the Services, the Content and all information which they obtain from the Services and Content and you agree to use adequate technical and organisational measures to protect the Content from unauthorised use.
- d. Where mapping is provided by Ordnance Survey, You acknowledge and agree that such mapping contained in any Services is protected by Crown Copyright and must not be used for any purpose outside the context of the Services. Where mapping is provided by any other Supplier, You acknowledge and agree that such mapping is the copyright of the Supplier and must not be used for any purpose outside the context of the Services.
- e. With regard to Ordnance Survey mapping (other than OS OpenData™ in respect of which see Third Party Content Terms (OS OpenData)), copying in whole or in part by any means of map prints or run-on copies provided with the Services is not permitted without appropriate licensing from the relevant Supplier. You must be in possession of or obtain a valid Ordnance Survey Paper Map Copying Licence if You wish to make any further copies of any Ordnance Survey maps supplied with or forming part of the Services.

4 Termination

- a. In respect of any Subscription, You may terminate Your Subscription at the end of any given month by providing us with written notice during that month. You will continue to have access to the relevant On-Demand Services for the duration of the month in which the notice is given.
- b. At any time, either party may terminate the Agreement with immediate effect by giving the other party written notice:
 - i. if the other party is in material breach of the Terms and, if such breach is capable of remedy, that party fails to remedy the breach within 30 days of written notice specifying the breach and requiring it to be remedied;

- ii. the other party has a receiver or administrative receiver or administrator appointed over any part of its undertaking or assets or passes a resolution for winding up (otherwise than for the purpose of a bona fide scheme of solvent amalgamation or reconstruction) or if a court of competent jurisdiction makes an order to that effect or if it become subject to an administration order or enter into a voluntary arrangement with its creditors or shall cease or threaten to cease to carry on business or if they are presented with a bankruptcy petition; or
 - iii. if We or a Supplier loses the right to administer Crown copyright and/or Crown database right in respect of the Ordnance Survey Data.
- c. In the event of the termination or expiry of the Agreement with respect to the Service ordered by You:
- i. You shall, subject to clause 4.c.iii, immediately cease to use the affected Service and Content;
 - ii. You shall, subject to clause 4.c.iii, within 30 days of such termination or expiry, destroy all Content relating to the terminated Service in any media which is in Your possession or control and provide, at Our request, a sworn statement by a duly authorised person that You no longer hold such Content;
 - iii. except in the event of termination by Us under clause 4.b, You may retain Content in an archive following expiry of the Agreement for the sole purpose of addressing a complaint or challenge from a regulator or other third party regarding Your use of such Content during the term of the Agreement. Your rights are on condition that: (a) the archive rights do not apply to Content that include third party Intellectual Property Rights (other than Content provided by Ordnance Survey to the extent that the Intellectual Property Rights in such Content are owned by Ordnance Survey); (b) You shall not disclose Content retained under this clause 4.c.iii to any regulator or other third party except strictly to the extent necessary for the relevant purpose of addressing a complaint or challenge from a regulator or other third party and in paper or read-only electronic format only; (c) You must store such Content separately from any other data which You hold; and (d) subject to clause 6.a, We shall have no liability for Your use of it following termination or expiry of the Agreement; and
 - iv. the parties shall have no further obligations or rights under the Agreement (save in respect of any continued use of publicly accessible Websites), without prejudice to those which have accrued to either party prior to termination or expiry save that the "Definitions", clauses 2.f to 2.k (inclusive), this clause 4.c, clauses 5.d, 6, 7, 9, 10 and 11 together with those other clauses the survival of which is necessary for the interpretation or enforcement of the Agreement or which by their nature can be reasonably interpreted as surviving the expiry or termination of the Agreement, shall continue to have effect after such expiry or termination.

5 Payments

- a. Where You do not pay the Fees at the point of purchase You agree that You will pay the Fees at the rates set out in Our or Our Authorised Reseller's invoice within 30 days of the date of each invoice without deduction, counterclaim or set off. Where Your order comprises a number of Services or severable elements within any one or more Services, any failure by Us or an Authorised Reseller to provide an element or elements of the Services shall not prejudice Our or an Authorised Reseller's ability to require prompt payment in respect of the Services delivered to You.
- a.i. If You have purchased a Subscription this shall be payable monthly in arrears.
- b. VAT shall be due in addition to any Fees. You shall pay any other applicable indirect taxes related to Your use of the Services.
- c. Neither We nor any Authorised Reseller shall be required to notify You in advance of any amendment to the Fees and the placing of any further Order for Services shall be deemed acceptance of any

revisions to the Fees.

- d. If You fail to pay by the due date any amount due and payable by You under the Agreement, We shall be entitled, but not obliged to, charge You interest on the overdue amount, payable by You immediately on demand, accruing on a daily basis from the due date up to the date of actual payment, after as well as before judgment, at the rate set out in the Late Payment of Commercial Debts (Interest) Act 1998 from time to time and fixed sum compensation under the Late Payment of Commercial Debts Regulations 2002.

5A Subscriptions

- a. If you are accessing the Services under a Subscription you must:
 - i. ensure that the maximum number of Subscription Users that you authorise to access and use the Services does not exceed the number of Subscriptions purchased from time to time; and
 - ii. not allow any Subscription which has been purchased on a per-username basis to be used by more than one individual Subscription User (unless it has been reassigned in its entirety to another individual Subscription User, in which case the prior Subscription User shall no longer have any right to access or use the Services).
- b. Subscription User's use of the Services must be reasonable and proportionate to enable Us to continue to provide Our services to all of Our customers. If at any time We consider Your use of the Services to be excessive We shall contact You and We reserve the right to restrict Your use to normal limits.
- c. If We consider Your use of the Services to exceed the expected usage levels, based on the number of Subscriptions You have purchased, You shall permit Us to audit Your access and use of the Services in order to establish Your compliance with these Terms.
- d. If any audit referred to in clause 5A.c reveals that any password has been provided to any individual who is not a Subscription User, then we shall be entitled to cancel any such Subscription and/or block the applicable Subscription User account.
- e. If any of the audits referred to in clause 5A.c reveal that You have underpaid Us for any Subscription Fees, then without prejudice to the Our other rights, You shall pay to Us an amount equal to such underpayment within 14 days of the date of the relevant audit.

6. Liability

- a. Nothing in these Terms excludes or limits either party's liability for death or personal injury caused by that party's negligence or wilful default or for fraud, and the remainder of this clause 6 is subject to this provision. If You are a consumer, Your statutory rights (which include, for example, that We will provide the Services to a reasonable standard and within a reasonable time) are not affected by anything in these Terms.
- b. Save as set out in clause 6.a, We shall not be liable to You or to any End User in contract, tort (including negligence) or for breach of statutory duty or in any other way for:
 - i. any indirect or consequential losses (which includes any loss that could not have been reasonably expected by You and Us at the time of entering into these Terms);
 - ii. loss arising from or in connection with loss of revenues, profits, contracts or business or failure to realise anticipated savings; or
 - iii. loss of goodwill or reputation.
- c. Save as set out in clause 6.a, Our total liability to You and/or any End User in contract or tort (including negligence) or for breach of statutory duty shall not exceed:
 - i. in respect of any Services other than the Promap® service, an amount of ten million pounds (£10,000,000) in the aggregate; and
 - ii. in respect of our Promap® service, an aggregate amount of £350,000.

- d. The Content that Services are based on is partly derived from third party sources. Therefore, save as set out in clause 6.I in respect of risk assessments and professional opinions, We do not warrant the accuracy or completeness of any information or Content provided, unless We should reasonably have been alerted to any omission, error or inaccuracy in the Content. Such Content is provided specifically from the sources as described by Us and We do not claim that these represent an exhaustive or comprehensive list of all sources that might be consulted. We shall not be liable for any inaccurate statement, opinion or risk rating in a Service which resulted from a reasonable interpretation of the Content
 - e. You acknowledge and agree that neither You nor any End User shall have any claim or recourse against any Supplier of Third Party Content.
 - f. You acknowledge and agree that We do not warrant that the online supply of Website, Content or Services or any internet ordering service will be: uninterrupted or error free or provide any particular facilities or functions; free from defects; free from software viruses; free of error from computer malfunction, inaccurate processing; free from corruption of data whilst geo-coding, processing by computer or electronic means or in the course of transmission; or similar, although We will use reasonable endeavours to correct any such issues within a reasonable period of them becoming known (which may be limited to notifying the relevant Supplier). We will not be liable to You or to any other person in the event that all or any part of Our Websites is discontinued, modified or changed in any way. Time shall not be of the essence in providing the Website, Content or Services.
 - g. You acknowledge and agree that no physical inspection of the Property Site reported on is carried out as part of any Services offered by Us and We do not warrant that all land uses or features whether past or current will be identified in the Services. The Services do not include any information relating to the actual state or condition of any Property Site nor should they be used or taken to indicate or exclude actual fitness or unfitness of a Property Site for any particular purpose.
 - h. You acknowledge and agree that any party, other than You or the Beneficiaries, who relies on a Report does so entirely at its own risk, including, without limitation, any insurers. We accept no responsibility and shall not be liable to any such party for any loss caused as a result of any such reliance upon a Report.
 - i. You acknowledge and agree that We will not be held liable in any way if a Service is used otherwise than as provided for in these Terms and/or in the Report or Service.
 - j. You acknowledge and agree that the Services have not been prepared to meet Your or anyone else's individual requirements and it is Your responsibility to ensure that the Services ordered are suitable for Your (or the End User's) intended purpose.
 - k. You acknowledge and agree that You shall, on receipt of a Report carry out a reasonable inspection to satisfy Yourself that there are no apparent defects or failures with respect to the description and location of the Property Site and shall promptly inform Us if there are any such defects or failures.
 - l. All liability for any insurance products purchased by You rests solely with the insurer. We do not endorse any particular product or insurer and no information contained within the Services should be deemed to imply otherwise. You acknowledge that:
 - i. if You Order any such insurance We will deem such as Your consent to forward a copy of the Report to the insurers. Where such policy is purchased, You acknowledge and agree that You are entirely responsible for ensuring that the insurance policy offered is suitable for Your needs and should seek independent advice;
 - ii. all decisions with regard to the offer of insurance policies for any premises will be made solely at the discretion of the insurers and We accept no liability in this regard; and
 - iii. the provision of a Report does not constitute any indication by Us that insurance will be available on the Property Site.
 - m. We may provide You with professional opinions or a risk assessment in a Report. You acknowledge and agree that We shall carry out (or procure that third parties carry out) such assessment with reasonable skill and care and that We shall be liable where any such risk assessment is carried out negligently.
 - n. Neither You, nor any End User or any other person may rely on a Service more than 12 months after it was originally provided.
 - o. Without limiting Our liability under these Terms for Content that You purchase, while We endeavour to ensure that the information on Our Websites is correct, We make no promise nor do We give any warranty or guarantee regarding the accuracy and completeness of the material on Our Website. We may make changes to the material on Our Websites, or to the products and prices described in it, at any time without notice.
 - p. Without limiting Our liability under these Terms for Content that You purchase, the material on Our Website is provided "as is", without any conditions, warranties or other terms of any kind. Accordingly, to the maximum extent permitted by law, We provide you with Our Websites on the basis that all representations, warranties, conditions and other terms (including, without limitation, the conditions implied by law of satisfactory quality, fitness for purpose and the use of reasonable care and skill) which but for this legal notice might have effect in relation to Our Websites are excluded. This does not affect Your statutory rights.
 - q. We shall not be, nor shall any authors be, held liable for any damage or loss that You incur arising from errors or omissions in information provided or for technical problems encountered on Websites or any other websites to which links are established. We do not accept any liability for damage to Your computer or for any loss of data that results from Your use of the Websites and We cannot guarantee that any files that You download are free from viruses, contamination or destructive features or for any problems or inadequacies with Your computer, software, email system, internet facilities, or equipment.
 - r. Links to other third party websites on Our Websites are provided solely for ease of reference and Your convenience. If You use these links, You leave Our Website. We have not reviewed these third party websites and We do not have any control over, nor are We responsible for, these websites or their content or availability or for the products or services that such third parties may offer. We do not endorse or make any representations about them, or any material found there, or any results that may be obtained from using them. If You decide to access any of the third party websites linked to via Our Websites, You do so entirely at Your own risk. We give no promises or guarantees as to the availability or operation of the links and We shall not be liable for any broken or incorrectly operating link. You are not permitted to create links to Our Websites. Should You wish to link to a Website (whether by way of a hypertext link or framed content), please contact Us. Creation of any link shall be subject to such terms as We may notify from time to time and We reserve the right at any time for any reason to require You to remove or disable any link.
 - s. You shall use all reasonable endeavours to ensure that End Users are made aware of and agree to the limitations and exclusions of liability set out in this clause 6.
- 7. Contribution – Envirosearch® Residential and Homecheck Professional® Environmental Reports Only**
- a. Nothing in this clause 7 shall operate to override or vary the provisions of clause 6. Save where expressly provided and regardless of the result of Reports, this clause 7 shall apply solely to:
 - i. Envirosearch® Residential Reports; and
 - ii. Homecheck Professional ® Environmental where Our preferred risk assessment provider certifies that the level of environmental risk identified in the report is not likely to be sufficient for the property to be described as "contaminated land" as defined by section 78(A)2 of Part IIA of the Environmental Protection Act 1990 and where Our preferred risk assessment provider should have identified such risk.
 - b. We are prepared to offer, on a discretionary basis without any admission or inference of liability, a contribution towards the costs of

- any remediation works required under a Notice (as defined below) on the terms of this clause 7 ("the Contribution") – subject to us reserving the right to withdraw the offer of a contribution at any time.
- c. In the event that a Remediation Notice is served on the First Purchaser or First Purchaser's Lender of a Property Site under Part IIA of the Environmental Protection Act 1990 ("the Notice") We may, at our absolute discretion, contribute to the cost of such works as either the First Purchaser or First Purchaser's Lender (but not both) are required to carry out under the Notice subject to the provisions of this clause 7 and on the following terms:
- the Contribution shall only apply to contamination or a pollution incident present or having occurred prior to the date of the Report;
 - the Contribution shall only apply where the Property Site is a single residential dwelling house or a single residential flat within a block of flats. For the avoidance of doubt, this obligation does not apply to any commercial property, nor to any Property Site being developed or redeveloped whether for residential purposes or otherwise;
 - the Contribution is strictly limited to the cost of works at the Property Site and at no other site; and
 - the Contribution will not be paid in respect of any of the following: (1) radioactive contamination of whatsoever nature; (2) asbestos or asbestos-containing materials on or in structures or services serving the Property Site. For the avoidance of doubt, We may contribute towards asbestos in the ground; (3) the intentional disregard of or knowing wilful or deliberate non-compliance by any owner or occupier of the Property Site with any statute, regulation, administrative complaint, notice of violation, or notice letter of any Regulatory Authority; (5) any condition which is known or ought reasonably to have been known to the First Purchaser or the First Purchaser's Lender prior to the purchase of the Report; (6) any condition which is caused by acts of war or an act of terrorism; (7) any property belonging to or in the custody or control of the First Purchaser which does not form a fixed part of the Property Site or the structure; and/or (8) any losses incurred following a material change in use of, alteration or development of the Property Site.
- d. Without prejudice to Your other rights and remedies under the Agreement, the maximum sum that may be contributed by Us in respect of any Contribution shall be limited to: £100,000 for Homecheck Professional® Reports; £150,000 for Envirosearch® Residential Reports; and £250,000 for RiskView Residential Reports. In the event that more than one Report is purchased on the Property Site the Contribution shall only be considered under the first Report purchased by or on behalf of any First Purchaser or First Purchaser's Lender and no Contribution shall be considered in respect of subsequent Reports purchased by or on behalf of such First Purchaser, First Purchaser's Lender or any person connected to them.
- e. We shall only consider a Contribution where the Notice is served within 36 months of the issue date of the Report.
- f. Any rights to a Contribution under this clause 7 are not assignable in the event of a sale of the Property Site and We shall not make any Contribution after the date of completion of such sale.
- g. In the event the First Purchaser or First Purchaser's Lender wishes to claim any Contribution, it shall notify Us in writing within 3 months of the date of the Notice. The First Purchaser or First Purchaser's Lender (as applicable) shall comply with all Our reasonable requirements with regard to the commission and conduct of the remediation works to be carried out under the Notice, and in the event the First Purchaser or First Purchaser's Lender (as applicable) does not do so, including without limitation, obtaining Our prior written consent to any estimates for such works or complying with any other reasonable request by Us, We shall not be required to pay any Contribution. Notwithstanding the payment of the Contribution by Us the First Purchaser or First Purchaser's Lender as applicable shall take all reasonable steps to mitigate any costs incurred in connection with the conduct of works required under the terms of any Notice.
- h. In the event that the First Purchaser or First Purchaser's Lender receives any communication from a statutory authority to the effect that there is an intent to serve a notice received under Part IIA of the Environmental Protection Act 1990 You shall use reasonable endeavours to ensure that they advise Us within a maximum period of two months from receipt of such communication. This clause 7.h and the service of any notice under it shall not affect the provisions of clauses 7.e and 7.g, and any such communications, even if advised to Us will not operate as notice under clause 7.e.
- ## 8. Assignment and Sub-contracting
- We shall be entitled to assign or transfer the Agreement.
 - The Agreement is personal to You. You shall not assign, transfer, sub-licence or otherwise deal with any of Your rights and obligations under the Agreement without Our prior written consent.
 - We may authorise or allow Our contractors and other third parties to provide to Us and/or to You services necessary or related to the Services and to perform Our obligations and exercise Our rights under these Terms, which may include collecting payment on Our behalf.
- ## 9. Events Beyond Our Control
- Neither party to the Agreement shall be liable for any delay or failure to perform their obligations caused by any circumstance beyond their control, and such party shall be entitled to a reasonable extension of time for the performance of such obligation.
- ## 10. Complaints and Dispute Resolution
- Any complaints in relation to the Services should, in the first instance, be in writing addressed to the Customer Service Support Manager at Our registered office. We will (or Our agents will) respond to any such complaints in writing as soon as practicably possible. Alternatively you may wish to make a complaint to The Property Ombudsman by contacting them at <https://www.tpos.co.uk/>.
 - If any dispute arises out of or in connection with the Terms of the Agreement or their validity ("**Dispute**") the parties undertake, subject to clause 10.c, that prior to commencement of court proceedings they will negotiate in good faith to settle such Dispute by mediation in accordance with the Centre for Effective Dispute Resolution Model Mediation Procedure as in force from time to time, which Procedure is deemed to be incorporated by reference into this clause. Unless otherwise agreed between the parties, the mediator will be nominated by the Centre for Effective Dispute Resolution. To initiate the mediation a party shall give notice in writing to the other party to the dispute requesting a mediation. The mediation will start not later than 21 days after the date of service of such notice. If the Dispute has not been resolved to the mutual satisfaction of the parties within 60 days (or such other period as they shall agree) after the date of service of such notice then either party may refer the Dispute to the courts in accordance with clause 11.f.
 - Clause 10.b shall be without prejudice to the rights of termination stated in clause 4.b and in addition shall not prevent Us from:
 - applying for injunctive relief in the case of: (1) breach or threatened breach of confidentiality; or (2) infringement or threatened infringement of Our or Our Suppliers' Intellectual Property Rights; or
 - pursuing a debt claim for the payment of the Fees.
- ## 11. General
- If any provision of the Agreement is found by either a court or other competent authority to be void, invalid, illegal or unenforceable, that provision shall be deemed to be deleted from the Agreement and never to have formed part of the Agreement and the remaining provisions shall continue in full force and effect.
 - No delay, failure or omission on Our, or any Supplier's, part in enforcing, exercising or pursuing any right, power, privilege, claim or remedy conferred by or arising under the Agreement or by law shall be deemed to be or construed as a waiver of that or any other right, power, privilege, claim or remedy, nor shall any single or partial exercise of any such right, power, privilege, claim or remedy preclude

the exercise of that or any other right, power, privilege, claim or remedy.

- c. Our privacy policy as displayed on Our Website and updated from time to time governs the use that We shall make of any information provided by You or an End User.
- d. A person who is not a party to any contract made pursuant to these Terms shall have no right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Agreement and We shall not be liable to any such third party in respect of the Products, save that any Supplier may enforce any of these terms and conditions against You in accordance with the Contracts (Rights of Third Parties) Act 1999. Notwithstanding any other provisions of the Agreement, We may rescind or vary the Agreement in accordance with its terms without the consent of the Suppliers and accordingly section 2(1) of the Contracts (Rights of Third Parties) Act 1999 shall not apply.
- e. You shall ensure that each End User agrees to comply with and is bound by the Terms and shall procure that We may in Our own right enforce such terms and conditions against the End User pursuant to the Contracts (Rights of Third Parties) Act 1999.
- f. The Agreement and any non-contractual obligations arising out of or in connection with it shall be governed by and construed in accordance with the laws of England and, subject to clause 10.b, each party irrevocably submits to the exclusive jurisdiction of the courts of England and Wales.

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