



**Haringey** Council

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## Regulatory Committee

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THURSDAY, 12TH APRIL, 2012 at 19:00 HRS - CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

**MEMBERS:** Councillors Basu, Beacham, Brabazon, Demirci (Chair), Erskine, Hare, Mallett, Peacock (Vice-Chair), Rice, Schmitz, Scott and Waters

### AGENDA

**1. APOLOGIES FOR ABSENCE**

**2. URGENT BUSINESS**

The Chair will consider the admission of any late items of urgent business. Late items will be dealt with under the agenda item where they appear. New items will be dealt with at item 13 below.

**3. DECLARATIONS OF INTEREST**

A member with a personal interest in a matter who attends a meeting of the authority at which the matter is considered must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent.

A member with a personal interest in a matter also has a prejudicial interest in that matter if the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the member's judgement of the public interest **and** if this interest affects their financial position or the financial position of a person or body as described in paragraph 8 of the Code of Conduct **and/or** if it relates to the determination of any approval, consent, licence, permission or registration in relation to them or any person or body described in paragraph 8 of the Code of Conduct.

**4. MINUTES (PAGES 1 - 8)**

To approve the minutes of the meeting held on 21 February 2012.

**5. LATE NIGHT LEVY PROPOSAL (PAGES 9 - 56)**

Presentation and briefing by Daliah Barrett – Lead Licensing Officer – Place and Sustainability

**6. REVIEW APPLICATIONS TO LICENSING SUB COMMITTEES - PROCEDURE (PAGES 57 - 62)**

Report of the Assistant Chief Executive to consider and adopt a new procedure for Licensing Sub Committees, specific to Review Applications under the Licensing Act 2003.

**7. DELEGATED POWERS FOR PLANNING DECISIONS (PAGES 63 - 70)**

Report of the Director of Place and Sustainability – To provide the Committee with information relating to the principles and process of delegated planning powers, and detailing statistics relating to the volume of applications considered under delegated powers, and the comparisons to national guidelines.

**8. DELEGATED DECISIONS - JANUARY - MARCH 2012 (PAGES 71 - 108)**

Report of the Director of Place and Sustainability – To inform the Committee of decisions made under delegated powers by the Head of Development Management and the Chair of the Committee.

**9. PLANNING APPEALS FEBRUARY 2012 (PAGES 109 - 114)**

Report of the Director of Place and Sustainability – To advise the Committee of appeal decisions determined by the Department for Communities and Local Government during February 2012.

**10. DEVELOPMENT MANAGEMENT, BUILDING CONTROL & PLANNING ENFORCEMENT WORK - PERFORMANCE STATISTICS (PAGES 115 - 134)**

Report of the Director of Place and Sustainability – to advise the Committee of the performance statistics on Development Management, Building Control & Planning Enforcement.

**11. PLANNING ENFORCEMENT UPDATE TO 23 MARCH 2012 (PAGES 135 - 148)**

Report of the Director of Place and Sustainability – to inform the Committee on planning enforcement's progress in maintaining service delivery - 2011/2012.

**12. PLANNING ENFORCEMENT APPEALS 2011-12 (PAGES 149 - 156)**

Report of the Director of Place and Sustainability – to update the Committee on the planning enforcement appeals lodged between 1 April 2011 to 23 March 2012.

**13. NEW ITEMS OF URGENT BUSINESS**

To consider any new items of urgent business admitted under agenda item 2 above.

**14. DATES OF FUTURE MEETINGS**

Thursday, 24<sup>th</sup> May 2012, 7pm (tbc)

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Monday, 02 April 2012

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**MINUTES OF THE REGULATORY COMMITTEE  
TUESDAY, 21 FEBRUARY 2012**

Councillors Basu, Beacham, Brabazon, Demirci (Chair), Hare, Peacock (Vice-Chair), Rice, Schmitz, Scott and Waters

Apologies Councillor Erskine and Mallett

MINUTE NO.	SUBJECT/DECISION	ACTION BY
REG28.	<p><b>APOLOGIES FOR ABSENCE</b></p> <p>Apologies for absence were received from Cllr Mallett and Cllr Erskine.</p>	
REG29.	<p><b>URGENT BUSINESS</b></p> <p>There were no items of urgent business.</p>	
REG30.	<p><b>DECLARATIONS OF INTEREST</b></p> <p>There were no declarations of interest.</p>	
REG31.	<p><b>MINUTES</b></p> <p><b>RESOLVED</b></p> <p>That the minutes of the meeting held on 24 November 2011 be approved and signed by the Chair.</p> <p><u>Matters arising</u></p> <ul style="list-style-type: none"> <li>• The Chair encouraged members of the Committee to respond to the evaluation of the Governance Review and also to the request from Cllr Strickland for people to participate in the LDF Member Advisory Group. It was confirmed that participating in the Advisory Group would not constitute a subsequent conflict of interest in determining planning applications, and was a way of ensuring that all Members had the opportunity to engage in the process.</li> <li>• It was requested that an item on the scheme of delegation be added to the agenda for the next meeting.</li> <li>• It was confirmed that changes to Licensing regulations permitting Councillors to make representations on licensing applications had already been made, and that it was further proposed that the vicinity test be removed.</li> <li>• It was confirmed that the period after which unauthorised works were established and therefore immune from enforcement action was 4 years and that this was the same for works within Conservation Areas.</li> <li>• Cllr Schmitz agreed to circulate details of the arrangements for housing benefit paid to unlicensed HMOs to be returned to the Council, and it was agreed that the minutes would from now on be</li> </ul>	<p>All</p> <p>Cllr</p>

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	<p>circulated at an earlier stage in order to enable actions to be picked up sooner.</p> <ul style="list-style-type: none"> <li>• It was anticipated that enforcement notices dating from 1 January 2012 should be available online from the end of March 2012, with a facility to request older notices. The Committee would check that this was complete at the 12 April meeting.</li> </ul>	Schmitz
<b>REG32.</b>	<p><b>REVIEW OF FEES AND CHARGES - LICENCES</b></p> <p>Kevin Bartle, Lead Finance Officer, presented the report recommending increases to the Council's licensing fees and charges for services with effect from 1<sup>st</sup> April 2012. Mr Bartle made it clear that where "N/A" was shown in the appended schedule of proposed charges, this should be read as "no increase", as it was not the case that no charge applied for these items.</p> <p>The following points were raised in discussion of this item:</p> <ul style="list-style-type: none"> <li>• Concern was expressed regarding traders operating without permits on Spurs matchdays, including some operating out of residential gardens, and asked whether it was possible for greater enforcement of such issues. Myles Joyce, Planning Enforcement Team Leader, agreed to feed the Committee's views back to the Enforcement team, and it was also suggested that Homes for Haringey might wish to look into the issue of stalls operating from their properties. Cllr Schmitz further advised that ticket touts could be prosecuted for obstruction of the highway.</li> <li>• Wood Green tube station was identified as a further area where additional enforcement action was needed, as this area attracted ticket touts when there were concerts at Alexandra Palace.</li> <li>• The Committee asked whether comparative information on fee increases had been sought from other boroughs; it was reported that this had been undertaken the previous year, but that it was proposed to adopt a blanket increase this year.</li> <li>• In response to a question regarding whether it would be possible to further increase charges for traders operating on Spurs matchdays, Mr Bartle advised the Committee that the principle of cost recovery had to be adhered to. In terms of cost recovery, the Committee asked about the significant increase in fees at Alexandra Palace between an event attended by 2,500 people and another attended by 2,501. It was agreed that this issue would be referred back to the relevant Service for further information.</li> <li>• The Committee noted that betting premises were amongst those whose maximum fees were prescribed by the Secretary of State, as set out in pages 16-18 of the agenda.</li> <li>• The Committee raised the issue of a local GP only being permitted a single parking permit for their bay, which caused difficulty, for example when this space was required by a locum. It was agreed that this information would be passed on to Ann Cunningham for attention.</li> <li>• The Committee noted the legal advice that certain fees and</li> </ul>	<p>M Joyce</p> <p>Clerk</p> <p>Clerk</p>

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charges may not be set by the Cabinet in accordance with legislation, but questioned the rationale behind these Regulations.

**RESOLVED**

That the Committee approve the increase to the Council's licensing fees and charges, as per the appendix attached to the report, with effect from 1<sup>st</sup> April 2012, subject to an equalities impact assessment being carried out and any subsequent changes then required being delegated to the Director of Place and Sustainability and the appropriate cabinet member.

**REG33. SECTION 106 MONITORING REPORT**

Marc Dorfman, Assistant Director, Planning Regeneration and Economy, presented the report on the Council's s106 policy and guidance, s106 agreements signed and administered between 2005 -11 and the distribution of the s106 funds received by the Council. Of the approximately £13m received, around £3.7m remained unspent, of which £0.7m related to monitoring activity. Mr Dorfman advised that there were currently two sites of significant concern, Winns Mews and Markfield Road, totalling around £138k, and that the possibility of legal sanction was being explored in these instances. A number of other schemes which were close to their payment deadlines were also being monitored, totalling around £300 – 400k.

The following points were raised in discussion:

- Mr Dorfman would check the length of time the schemes at Winns Mews and Markfield Road had been given for the payment of the s106 monies owed, and would report this back to the Committee.
- It was confirmed that £7.7m was owed in respect of Hale Village, of which the majority was outstanding. Mr Dorfman reported that the renegotiated s106 agreement was close to completion; the signature of this would trigger an immediate payment of £3.2 – 3.5m, with the rest to be triggered at further points during the development. The s106 agreement had been brought back twice to the Planning Sub committee for revision, and it agreed that this was unusual. The revised agreement for Hale Village was scheduled for completion in March 2012, and it was felt unlikely that this date would slip.
- Concern was expressed that the recent decision in respect of Spurs might set a precedent for other large developments, such as Hale Village, and that in agreeing to renegotiate the s106, the Council had appeared compliant in accepting reduced contributions. Mr Dorfman advised that it was a balance; if a hard line were taken and the construction on the site was closed down due to non-payment, then there would be no chance of recovering the monies owed. Where issues arose with a development that had previously been considered appropriate for permission, for example as a result of a decrease in land values, it was reasonable that renegotiation of the s106 be brought to the Planning Sub Committee for consideration. Mr Dorfman advised

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Dorfman

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that the Spurs decision was not a precedent for other schemes.

- Mr Dorfman agreed that he would check the date after which LVE could appeal the s106 obligations in respect of Hale Village, and would report this back to the Committee.
- The Committee asked about education formula; Mr Dorfman advised that this was a detailed formula based on child yield predictions, calculated by a mathematical model which linked in with other boroughs. It was agreed that the formula would be sent to Cllr Schmitz for information.
- Mr Dorfman reported that a legal agreement had been signed in respect of the Wards Corner development, but no money had been paid over as consent had subsequently been overturned and any contribution had therefore not been triggered.
- It was agreed that a training seminar on the Community Infrastructure Levy would be held for Committee Members.
- Mr Dorfman agreed to check that no figures were double-counted by being included in categories for both 'not implemented' and 'value negotiated / received', but advised that significant effort had been made to ensure that figures were not double-counted in the report.
- The Committee noted the scale of the concessions made in respect of the s106 for the Spurs development, when compared against the total s106 receipts as outlined in the report. It was reported that Spurs was an unusual scale in comparison with other sites in the borough, and must be considered in the context of the associated investment.
- The Committee asked about the education component in wards such as Highgate, where there were significant areas which were not within the catchment area for Haringey schools. Mr Dorfman reported that it was general practice not to transfer any s106 payments to other authorities, although an agreement had been made in respect of the Spurs application for a contribution to be made to Enfield. Haringey was also working with Enfield to look at the distribution of s106 contributions between the two boroughs in respect of proposed residential developments situated north of the North Circular. It was confirmed that education contributions were distributed across the borough, on the basis of need.
- In response to further discussion around Hale Village, and why the Council should not take a firmer stance, Mr Dorfman reported that this was an option, but that legislation afforded developers the opportunity to argue their case in respect of s106 agreements and viability. Mr Dorfman reported that it was important that, once a scheme had been identified as valuable, the planning authority made efforts to bring that development forward. With regards to Tottenham Hale, an approach requiring a developer to take a significant loss by meeting s106 contributions agreed under different economic conditions could have longer term impacts on land values and regeneration reputation in Tottenham Hale.
- The Committee asked about overage in respect of Hale Village, and Mr Dorfman reported that whether overage payments would be triggered was dependent on the wider economic position and the national and London property market.

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	<ul style="list-style-type: none"> <li>The Committee suggested that a land charge should have been considered at Hale Village in order to ensure that the Council received payment at the point when the sale of blocks had been completed. Mr Dorfman advised that issues around viability at Hale Village had been looked into, and that such a land charge would have impacted on the developer's ability to borrow. It was agreed that Mr Dorfman would look into the suggestion that land charges be considered in respect of future developments and report back to the Committee regarding this issue.</li> <li>The Committee was advised that, were there significant further delay in contributions being made in respect of Hale Village, or payment trigger points reached in the development without the developer advising the authority, then a position would be reached where an enforcement approach would be necessary.</li> <li>It was noted that Hale Village was providing affordable housing in addition to the s106 payments due, which did offer the Council savings on its temporary accommodation budget.</li> <li>It was agreed that Mr Dorfman would provide all Committee Members with an update on the position in respect of the Hale Village development, the s106 agreement for which was due for signature in March 2012, triggering an immediate payment of £3.2 / £3.5m</li> </ul> <p><b>RESOLVED</b></p> <p>That the content of the report be noted.</p>	<p>M Dorfman</p> <p>M Dorfman</p>
<p><b>REG34.</b></p>	<p><b>DEVELOPMENT MANAGEMENT, BUILDING CONTROL AND PLANNING ENFORCEMENT WORK REPORT</b></p> <p>The Committee considered a report on performance statistics for Development Management, Building Control and Planning Enforcement.</p> <p>The following points were raised in discussion of this item:</p> <ul style="list-style-type: none"> <li>It was reported that Building Control's records had been affected by the fire at 639 High Road during the riots last August as they had been largely in hard copy. Significant efforts had been made to clean the microfiche records and obtain replacement paper copies, and the records would now be digitised. Mr Dorfman noted that while August and September statistics did show a reduction in performance during this time, this had recovered by October and was a testament to the outstanding work put in by Building Control.</li> <li>The Committee asked whether there was a way of presenting the progress of enforcement cases more clearly, such that it was easier to identify the case outcomes and monitor the progress of ongoing cases. It was agreed that Mr Dorfman and Mr Joyce would look into how this could be achieved. Members were invited to forward suggestions on this issue to officers outside the meeting.</li> <li>It was agreed that a session would be held for Members covering</li> </ul>	<p>M Joyce / M Dorfman</p>

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the various procedures and the steps through which a Planning Enforcement case might progress, looking at several case-studies. Members felt that this would be useful. Members were advised that the service standards as appended to the report on expediency later on the agenda gave an indication of the timescales for different stages of Planning Enforcement cases.

- In respect of 12 Willoughby Road, it was agreed that Cllr Schmitz would pass Mr Joyce's contact details onto neighbouring properties for information.
- The Committee asked about the status of the 8-week process; it was reported that this had previously been an important indicator as it was linked with funding received – this was no longer the case, and the process was now more qualitative. Where a case was likely to exceed 8 weeks, the authority remained in contact with the applicants to keep them informed of progress and to advise of the likely timescales. Applicants had the right to appeal for non-determination in cases exceeding 8 weeks.
- Members were encouraged to submit questions arising from the reports to officers in advance of the meeting where possible, in order to ensure that the appropriate information could be made available.
- The Committee questioned the Article 4 direction in respect of 152 Gospatrick Road – Mr Joyce agreed to double-check that Article 4 was applicable in this case, although it was noted that regardless of the outcome of this, the site was within a Conservation Area.

**RESOLVED**

That the content of the report be noted.

**REG35. PLANNING ENFORCEMENT UPDATE - THREE QUARTERLY REPORT 2011-12**

The Committee considered the Planning Enforcement update for the first three quarters of 2011/12, April to December 2011 inclusive, as presented by Myles Joyce, Planning Enforcement Team Leader.

The following points were raised during discussion and questions from the Committee:

- The Committee asked how the team were notified of breaches, in response to which Mr Joyce advised that many were via neighbours or Councillors, but also other services and Council departments, private sector contractors and housing referrals, etc. Members suggested that there should be more public encouragement for residents to report any breaches they were aware of.
- It was felt that a headline news story should be issued whenever the Council secured a conviction in respect of Planning Enforcement, and it was confirmed that the press office were notified of all such cases.
- Mr Joyce confirmed that all aspects of reporting a breach could be

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undertaken anonymously, with the exception of giving evidence if a case went to court. Members of the public could also make a report via a local Councillor, or a Planning Enforcement officer in order to remain anonymous. It was felt that this should be more widely publicised.

**RESOLVED**

That the content of the report be noted.

**REG36. PLANNING ENFORCEMENT - EXPEDIENCY**

The Committee noted the report on the issue of expediency with regard to appraising formal planning enforcement action, and were asked to consider a number of anonymous case-studies where enforcement action had been considered not expedient for discussion of the issues.

The following points were raised during discussion:

- In all cases, it was necessary to balance the harm caused against proceeding with enforcement action.
- Surveys undertaken in 2004 and 2008 for the Tower Garden Estate had provided baseline data against which breaches could be identified as immune from enforcement action or not, which had led to greater efficiency in prosecution and obtaining compliance.
- The Committee expressed concern that there was a risk that smaller developments were more likely to be penalised for exceeding approved measurements than larger developments, and that it was important that the system was seen to be consistent and fair. It was acknowledged, however, that in assessing harm caused by a breach, there was greater potential for harm as a result of overdevelopment on a smaller site.
- In response to the Committee's concerns regarding sites not complying with measurements stipulated by the Planning Sub Committee, it was reported that where any such breaches were reported these would be looked into, but in assessing whether enforcement action should be taken there was an obligation to consider the issue of harm arising.
- It was suggested that simple illustrated leaflets setting out what was expected in respect of development in certain areas, for example a Conservation Area, might be a cost-effective way of reducing the likelihood of enforcement action being necessary. Mr Joyce reported that such guidance had been issued in the past, and that consideration would be given to areas where such an approach might be beneficial with a view to revisiting this.
- The Committee expressed concern regarding the size of the Planning Enforcement team, in light of the caseload; it was reported that administrative support had now been engaged, and that the enforcement officer resource would be increased by 1. A bid had been submitted for a further dedicated resource in respect of HMO licensing and Article 4 directions.

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	<ul style="list-style-type: none"> <li>• Concern was expressed regarding setting out examples of issues where enforcement action was unlikely to be taken, as this might lead to people undertaking breaches and taking the chance that these were not likely to be enforced, on the basis of what the Council had set out.</li> <li>• It was confirmed that, since the large backlog of cases had mostly been cleared in 2008/09, it had been possible to take a more proactive approach. The aim was to continue to reduce the number of cases considered not expedient.</li> <li>• In response to a suggestion that ward councillors might be consulted on cases proposed for closure as not expedient to enforce, the efficacy of such a measure was questioned, as it was likely that Councillors would prefer that enforcement action be taken in the majority of cases.</li> </ul> <p><b>RESOLVED</b></p> <p>That the content of the report be noted.</p>	
<p><b>REG37.</b></p>	<p><b>NEW ITEMS OF URGENT BUSINESS</b></p> <p>There were no new items of urgent business.</p>	
<p><b>REG38.</b></p>	<p><b>DATES OF FUTURE MEETINGS</b></p> <p>12 April 2012, 7pm.</p> <p>The meeting closed at 9.55pm.</p>	

CLLR ALI DEMIRCI

Chair

Subject: **Early morning Restriction Orders and the Late Night Levy**

Report to : **Cllr Canver and The Regulatory Committee Members**

Report by: **Licensing Team Leader – Single Frontline Services.**

Date : **1<sup>st</sup> March 2012**

**SUBJECT MATTER:**

Later this year the government intends to introduce two measures to deal with the problems of late night drinking, early morning restriction orders (EMROs) and the late night levy ('the levy'). In January this year the Government published a consultation document (copy attached App 1) on how EMROs and the levy will work in practice. A draft response is attached at Appendix 2 and Members are asked to amend and comment, before being sent to The Cabinet Member for Environment for approval.

**1. Background**

**1.1** The Regulatory Committee have been previously briefed on the amendments to the Licensing Act 2003 made by Part 11 of the police Reform and social Responsibility Act 2011. this Act introduces a number of measures to tackle alcohol-related crime.

**1.2** The Government intends to introduce two measures to deal with the problems of late night drinking: early morning restriction orders (EMROs) and the late night levy ('the levy'). The Home Office have recently published a consultation document on how to introduce these two specific measures.

**1.3** A draft response has been produced and members are asked to endorse or make any amendments as they wish. Officers are particularly interested to receive Members views on the following:

- The types of premises that the Governments proposing to exempt from EMROs and the levy; and
- Whether there should be any restrictions on the types of services that licensing authorities could fund with their maximum 30% of the levy.

**1.4** The Licensing Committee is being asked for views before sending to the Cabinet Member.

**1.5** This report does not consider the merits of implementing an EMRO or the late night levy. This has been looked at by CEMB and a further report will be done once the regulations are in force.

**2. Early Morning Restriction Orders (EMROs)**

**2.1** EMROs can be introduced by the licensing authority for any part of the Borough where it is considered that restricting the sale of alcohol are needed in order to promote the licensing objectives.

The hours within which restrictions can be imposed are at any time between 12-midnight and 6am. It can apply either every day or to certain days and for an unlimited or time limited period. It would have the affect of banning the sale or supply of alcohol from the commencement time until such time up until 6am as specified in the Order.

**2.2** Prior to introducing an EMRO, the authority must consult directly with Responsible Authorities and licensed premises, and more widely with residents and others likely to be affected. Any representation must be made within a 28 day period and be considered by the Licensing committee; the EMRO itself must be endorsed by the Full Council. The borough has around 274 premises that will be affected by this proposal.

**2.3** Once introduced, the EMRO will make it an offence to sell alcohol during the times specified In the order, whether under a premises license, club premises certificate or temporary event notice(TEN). The order will apply to existing licences, so all existing premises could have their alcohol sales curtailed on all or specific nights of the week.

**2.4** The Government has put forward in the consultation that there should be exemptions for certain types of premises to not be subject to an EMRO. It has proposed that the following exemptions will apply to every EMRO:

- To all premises between midnight on 31<sup>st</sup> December and 6am on 1t January. To allow for New Years Eve celebrations;
- In premises with overnight accommodation, so hotel guest will be able to continue enjoying 24 hour alcohol sales although non residents will not be able to be served whilst the EMRO is in force.
- Theatres and cinemas between midnight and 6am.
- Community premises that have successfully applied to remove the mandatory requirements to have a designated premises supervisor (there are none at present in Haringey, but this only extends to community centres and church halls that have the ability to sell alcohol on the premises)
- Casinos and bingo halls with a membership scheme between midnight and 6am.

### **3.0 Late Night Levy**

**3.1** The late night levy will allow licensing authorities to raise a contribution from late opening alcohol retailers towards the policing costs generated by the late night economy. If introduced after a

stringent consultation process (similar to that for EMROs) that includes the new policing and crime Commissioners (PCC) and the local police, the levy is applied to all on and off trade premises in the Borough that trade during a period specified by the licensing authority between midnight and 6am, although unlike EMROs it will not apply to TENs.

**3.2** After deductions for expenses in collecting the levy at least 70% of the levy must be paid to the Commissioner of Metropolitan Police with the licensing authority able to decide on what other services it wishes to fund with the remainder.

**3.3** In the consultation the Government has identified premises which licensing authorities may consider should not have to contribute towards late night policing costs through the levy. The levy will allow exemptions or reductions that they consider should apply in the area. It is proposed that the following types of businesses are available as exemptions for licensing authorities to adopt:

- Premises with overnight accommodation (this will not exempt hotels, etc that serve alcohol to members of the public who are not staying overnight).
- Restaurants
- Theatres and cinemas between midnight and 6am  
Casing and bingo halls with membership schemes in operation between midnight and 6am.
- Community amateur sports club
- Community premises that have successfully applied to remove the mandatory requirement to have a designated premises supervisor.
- Country village pubs that qualify for rural rate relief
- Businesses that are part of a Business Improvement District
- Private Members Clubs operating under club premises certificates
- Premises which trade on New Years Eve

**3.4** The government has also proposed that the businesses which benefit from Small Business Rate Relief (for example small local pubs which only occupy one property and below a certain rateable level) could receive a reduction from the levy.

**3.5** The Government wish to promote best practice schemes such as Best Bar None. Pub watch; Community Alcohol Partnerships;

Business Improvement Districts or other locally established schemes established to tackle late night problems. Members of those schemes could benefit from a reduction in the levy.

**3.6** The Secretary of State may also by Regulation prescribe the Procedure to be followed by the Licensing Authorities who wish to impose a levy in their area.

**Appendix 1** – Home Office Consultation Document .

**Appendix 1a** – shows the process that a local Authority will need to go through to impose the levy.

**Appendix 1b** – is the additional process 1 year on, when the Local authority need to reconcile the costs and income and decide if they levy could be revoked or continued for another year.

**Appendix 1c** – This shows the process map for imposing an EMRO

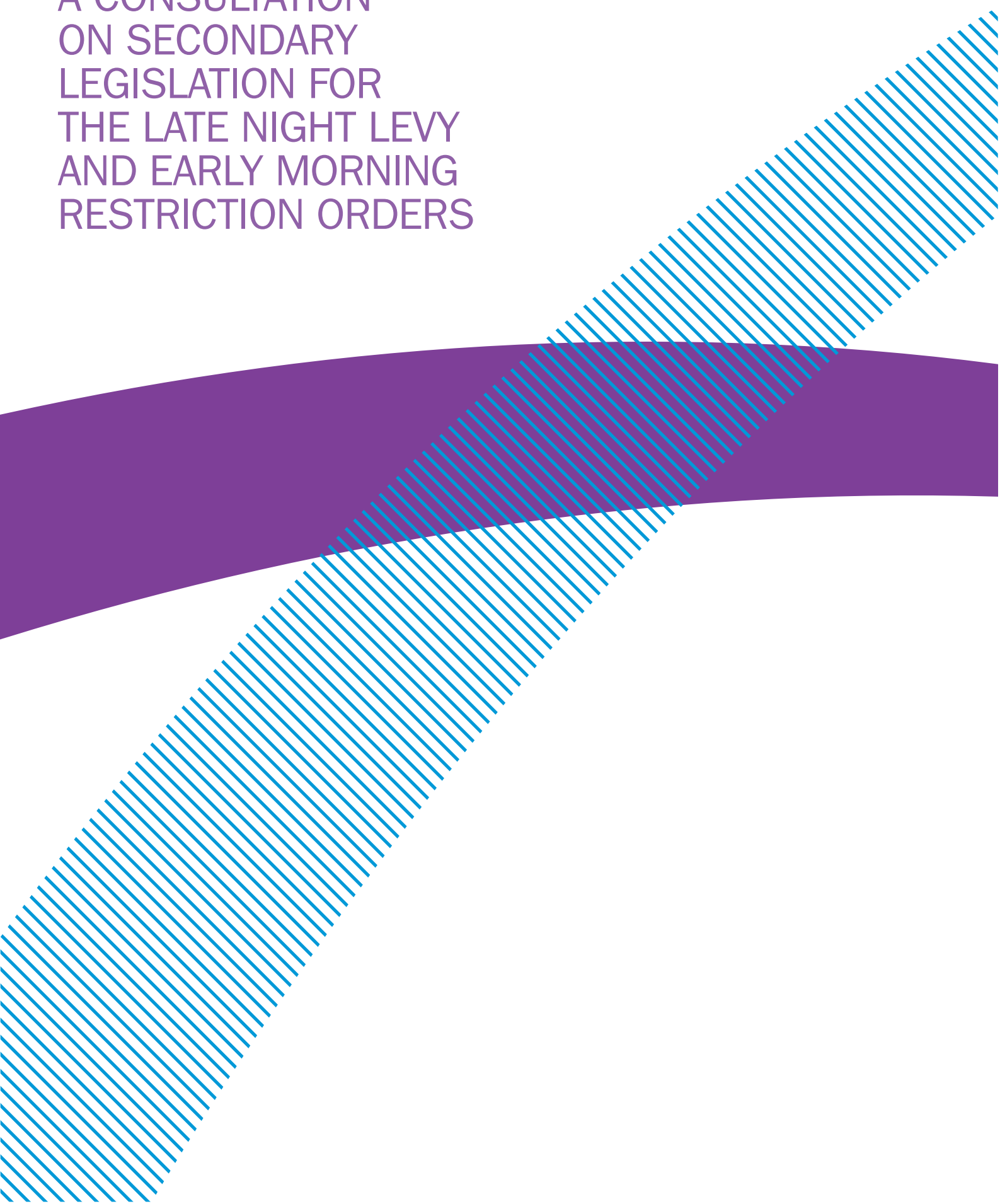
**Appendix 2** - Draft response to consultation questions. Response is due to be submitted to the Home Office by the 10<sup>th</sup> April 12.



**DEALING WITH THE  
PROBLEMS OF LATE  
NIGHT DRINKING**  
A CONSULTATION  
ON SECONDARY  
LEGISLATION FOR  
THE LATE NIGHT LEVY  
AND EARLY MORNING  
RESTRICTION ORDERS



Home Office



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# MINISTERIAL FOREWARD



I believe that problems in the night-time economy should be addressed locally. The Government is committed to ensuring that the police and local authorities are given the right tools to address the alcohol-related problems in their area, whilst promoting a vibrant night-time economy to benefit business and the community that they serve. The late night levy and the extension of Early Morning Restriction Orders (“EMROs”) will enable local authorities to achieve this. If local communities are concerned about premises that are open into the early hours of the morning and causing problems, then they should be able to respond flexibly. The majority (64%) of all violence occurs in the evening or at night and one-fifth of all violent incidents take place in or around a pub or club. By extending EMROs so that they can be applied from midnight, local authorities will have an additional tool to address problem areas in the night time economy.

Where there is a vibrant late night economy, with premises remaining open into the early hours, then the local authority should have the flexibility to charge for a contribution towards any additional policing that this generates. Tax payers should not simply be left to pick up this cost. People who enjoy a night out often visit a variety of premises and it is appropriate that the costs are shared between these businesses.

This consultation seeks views on the details of the regulations that will implement these policies. In particular, it asks for views on what categories of premises should enjoy exemptions and reductions under both measures. For example, I do not wish to unfairly penalise premises which are not part of the wider late night economy. These include, for example, hotels and B&Bs which serve only to guests, and the consultation therefore proposes these as one of the categories of exemption from both measures.

I would very much welcome views on these and other proposals on how the late night levy and EMROs will be implemented. Overall, our intention is that both measures will empower local communities to act to achieve a more viable night time economy.

**Lord Henley**

Minister of State for Crime Prevention and Antisocial Behaviour Reduction

# 1. INTRODUCTION

- 1.01 This consultation is about two measures in the Police Reform and Social Responsibility Act 2011 (“the 2011 Act”) that will be implemented through regulations: Early Morning Restriction Orders (“EMROs”) and the late night levy (“the levy”).
- 1.02 Alcohol-related crime and disorder is a serious problem for many of our communities. The promised “café-culture” from later drinking hours has not materialised. In 2010/11, almost one million violent crimes were alcohol-related and almost half of surveyed violent crime victims believed the offender to be under the influence of alcohol. The police are fighting an expensive battle against alcohol-related crime and disorder. The Coalition Programme for Government recognised these problems and contained a set of commitments to tackle alcohol misuse, especially late at night. The necessary changes to primary legislation have been made through the 2011 Act.
- 1.03 EMROs will help licensing authorities to address specific problems caused by the late night supply of alcohol in their areas. An EMRO is a power introduced by the previous Government (which has not yet been commenced) which, under existing provisions, would enable licensing authorities to restrict the sale of alcohol in the whole or a part of their areas between 3am and 6am on all or some days. The 2011 Act amends existing provisions to allow EMROs to be applied more flexibly between midnight and 6am. Licensing authorities will be able to make an EMRO in relation to problem areas if they have evidence that the order is appropriate for the promotion of the licensing objectives. However, we believe that some types of premises should not be subject to an EMRO. Section 4 of this consultation considers exemptions to the EMRO power that will apply to all EMROs.
- 1.04 The levy will allow licensing authorities to raise a contribution from late-opening alcohol retailers towards policing the late night economy. It will be a local power that licensing authorities can choose whether to adopt for their areas. The licensing authority will also choose the period during which the levy applies, between midnight and 6am on each night. Non-exempt premises licensed to supply alcohol in this period will be required to pay the levy.
- 1.05 Licensing authorities will decide whether any (and, if so, which) of the categories of exemptions and reductions will apply to the levy. Section 6 of this consultation considers the available categories of premises to which exemptions and reductions will apply. The government is also keen to promote local and business-led initiatives. Many businesses successfully work together in schemes like Best Bar None, Business Improvement Districts (BIDs) and Community Alcohol Partnerships. Authorities and business communities might wish to consider these schemes as possible alternatives or complements to EMROs or the levy. Section 6 also considers this issue.
- 1.06 To inform this consultation, working groups and meetings were held with representatives from the police, the licensed trade, best-practice schemes, licensing authorities and the hospitality industry.
- 1.07 A consultation-stage Impact Assessment is attached to this consultation. This will be updated following the consultation if necessary.

## 2. ABOUT THIS CONSULTATION

### Scope of the consultation

<p><b>Topic of this consultation:</b></p>	<p>This consultation seeks views on certain aspects of EMROs and the late night levy.</p> <p><b>EMROs</b></p> <ul style="list-style-type: none"> <li>• Process of adopting an EMRO.</li> <li>• Categories of business which will be exempt from any EMRO.</li> </ul> <p><b>Late night levy</b></p> <ul style="list-style-type: none"> <li>• Process of adopting the levy.</li> <li>• Categories of business which individual licensing authorities may choose to exempt from, or afford a reduction in relation to, the late night levy.</li> <li>• The kinds of services a licensing authority may fund with the 30% of net levy receipts it may retain from the net levy revenue.</li> </ul>
<p><b>Scope of this consultation:</b></p>	<p>Regulations will be made under powers in the 2011 Act and Licensing Act 2003 in relation to the late night levy and EMROs. The Government intends to commence both powers, but would like to hear views on the above and on the impact assessment before preparing the regulations.</p>
<p><b>Geographical scope:</b></p>	<p>England and Wales</p>
<p><b>Impact assessment (IA):</b></p>	<p>A consultation stage IA is included with the consultation document. A small firm impact test is included</p>

**Basic Information**

<b>To:</b>	We are keen to hear from everyone who will be affected by the two measures, including; members of the public to whom alcohol is supplied; those affected by alcohol-related crime; those that own or work in pubs, clubs, supermarkets and shops; best practice scheme representatives; criminal justice agencies; licensing authorities; and trade associations representing those who sell alcohol.
<b>Duration:</b>	The consultation runs for 12 weeks from 17th January to 10th April.
<b>Enquiries:</b>	<b>Alcohol.Consultation@homeoffice.gsi.gov.uk</b>
<b>How to respond:</b>	Information on how to respond to this consultation can be found on the Home Office Website at <a href="http://www.homeoffice.gov.uk/about-us/consultations">http://www.homeoffice.gov.uk/about-us/consultations</a> . Responses can be submitted online through the Home Office website or by post by sending responses to:  Home Office Drugs and Alcohol Unit 4th Floor Fry Building 2 Marsham Street London, SW1P 4DF
<b>Additional ways to become involved:</b>	Please contact the Home Office (as above) if you require information in any other format, such as Braille, large font or audio. The Department is obliged to offer, and provide on request, these formats under the Equality Act 2010.
<b>After the consultation:</b>	Responses will be analysed and a 'Response to Consultation' document will be published. This will explain the Government's final policy intentions. All responses will be treated as public, unless stated otherwise.

**Background**

<b>Getting to this stage:</b>	The two powers were consulted on as part of the ‘Rebalancing the Licensing Act’ consultation (Summer 2010) and introduced in the Police Reform and Social Responsibility Act (September 2011).
<b>Previous engagement:</b>	The government has already consulted a number of key partners prior to publishing this consultation. As well as engagement as part of the ‘Rebalancing the Licensing Act’ consultation, officials have held pre-consultation working groups with stakeholders from the on and off trade; police and local authorities; best practice schemes and the voluntary sector.

# PART 1 EARLY MORNING RESTRICTION ORDERS

## 3. PROCESS

3.01 The 2011 Act allows an EMRO to be applied by licensing authorities flexibly between midnight and 6am to restrict the sale of alcohol. Licensing authorities can apply these orders to areas where they consider that restricting the late night supply of alcohol is appropriate to promote the licensing objectives. Before this power is commenced, regulations must be made.

3.02 The regulations will prescribe details of the process for making an EMRO and the kinds of premises that will be exempt from an EMRO. Consultation respondents are asked to consider the proposed process map in Annex A.

### CONSULTATION QUESTION 1:

**Do you think that the proposed processes for Early Morning Restriction Orders include sufficient consultation with those likely to be affected by an EMRO?**

- Yes
- No
- Don't know

If no, please explain what else is needed

## 4. EXEMPTIONS TO EMROS

4.01 EMROs are designed to address recurring problems with alcohol-related crime and disorder in specific areas. The licensing authority will be able to decide during which hours the EMRO will apply, whether it is applied every day or on particular days; whether it will run for a limited or unlimited period; and whether it will apply to whole or part of the licensing authority's area. In each case, the decision will be based on what is appropriate for the promotion of the licensing objectives<sup>1</sup>. There are some types of premises

<sup>1</sup> Licensing objectives are: the prevention of crime and disorder; public safety; the prevention of public nuisance; and the protection of children from harm.

which should not be subject to an EMRO, wherever it is applied. Some businesses, wherever they may be located, do not contribute to alcohol-related crime and disorder. For example, a hotel may only serve alcohol to its guests who are staying overnight. As such, the 2011 Act enables the Secretary of State to make regulations which prescribe exemptions to an EMRO by reference to particular kinds of premises or particular days.

4.02 Many licences have additional authorisations on New Year's Eve to stay open later than usual. The government proposes that EMROs will not apply between midnight on 31st December and 6am on 1st January of each year.

### CONSULTATION QUESTION 2:

**The government proposes that EMROs will not apply (i.e. will not restrict alcohol sales) between midnight on 31st December and 6am on 1st January of each year. Do you think that EMROs should apply on New Year's Eve?**

- Yes – the EMRO should apply on New Year's Eve
- No – the EMRO should not apply on New Year's Eve
- Neither agree nor disagree
- Don't know

Please give reasons for your answer

4.03 Local discretion in setting the EMRO area is paramount, and the intention is to have only a few nationally prescribed exemptions. Some premises may need to vary their licence (to, for example, add a condition via the minor variations process) before an exemption is applicable to them.

4.04 EMROS will operate to restrict alcohol sales even when a Temporary Event Notice (TEN) is otherwise in effect. Section 172 of the Licensing Act 2003 enables the Secretary of State to make a licensing hours order to relax licensing hours on special occasions. Primary legislation includes



provision that, unless the licensing hours order provides otherwise, the EMRO will not be effective to prevent alcohol sales in a period to which the extended hours order applies.

relevant period will be members or their guests; or those who stay overnight; or those who attend for a performance. We also propose that there is an exemption for community premises which have demonstrated that they do not need a Designated Premises Supervisor (DPS). We propose that the following exemptions will apply to every EMRO:

4.05 The proposed exemptions cover some types of premises where the only customers during the

Name	Definition
<b>Premises with overnight accommodation</b>	Premises at which the sale of alcohol is subject to a condition to the effect that, between midnight and 6am, such sales can only be made to residents for consumption on the premises. This will not exempt hotels and guest houses that serve alcohol to members of the public who are not staying overnight at the premises.
<b>Theatres and cinemas</b>	Premises at which the sale of alcohol is subject to a condition to the effect that, between midnight and 6am, such sales can only be made to ticket holders or participants in the production for consumption on the premises, when there is otherwise no access to the general public.
<b>Community premises</b>	Those premises that have successfully applied to remove the mandatory DPS requirement.
<b>Casinos and bingo halls with a membership scheme</b>	Premises licensed to provide these facilities for gambling under the Gambling Act 2005 with a membership scheme in operation between midnight and 6am.

**CONSULTATION QUESTION 3:**

**Do you agree or disagree that the categories of premises above should be exempt from EMROs?**

- Agree – these categories of premises should be exempt from EMROs
- Disagree – these categories of premises should not be exempt from EMROs
- Neither agree nor disagree
- Don't know

Please give reasons for your answer, specifying any exemptions that you disagree with

**CONSULTATION QUESTION 4:**

**Do you have any other suggestions on the types of premises that should be considered for an exemption from EMROs?**

- Yes
- No
- Don't know

If yes, please specify which other types of premises and give reasons.

## PART 2 THE LATE NIGHT LEVY

### 5. PROCESS

- 5.01 The levy will allow licensing authorities to raise a contribution from late opening alcohol retailers towards the policing costs generated by the late night economy. The levy will apply to all premises (on and off-trade), throughout the licensing authority's area, which are authorised to sell or supply alcohol in the time period set by the licensing authority. This can be any time between midnight and 6am. Section 172 of the Licensing Act 2003 permits the Secretary of State to make a licensing hours order to relax licensing hours on special occasions. The Government intends to ensure that this will not result in some premises inadvertently becoming liable to pay the late night levy. The levy will not apply to TENs. The 2011 Act makes provision for the Government to prepare draft regulations before the levy scheme is commenced.
- 5.02 Regulations will prescribe details of the process for adopting the late night levy. Consultation respondents are asked to consider the proposed process maps in Annex B.
- 5.03 Prior to making a decision to implement the levy, it is intended that the licensing authority will have discussions with the Police and Crime Commissioner (PCC) and local police to decide whether it is appropriate to introduce the levy in its area. If so, the licensing authority must formally consult the PCC, the police, licence holders and others about its decision to introduce the levy. The consultation should ask whether it needs to apply any exemptions or discounts to the levy and how it will apportion net levy revenue between the police and licensing authority. The licensing authority will have the final decision in all of these areas.

### CONSULTATION QUESTION 5:

**Do you think that there should be an option for local residents/ community groups to recommend the implementation of the levy in their area?**

- Yes
- No
- Don't know

If yes, do you have any suggestions on how this process should operate?

### 6. EXEMPTIONS AND REDUCTIONS TO THE LEVY

- 6.01 There are some types of premises which licensing authorities may consider should not make a contribution towards late night police costs through the late night levy. To enable local discretion, the levy will allow licensing authorities to select exemptions or reductions that they consider should apply in their area. It is proposed that the following types of business are available as exemptions for licensing authorities to adopt:

Name	Definition
<b>Premises with overnight accommodation</b>	Premises at which the sale of alcohol is subject to a condition to the effect that, between midnight and 6am, such sales can only be made to residents for consumption on the premises. This will not exempt hotels and guest houses that serve alcohol to members of the public who are not staying overnight at the premises.
<b>Restaurants</b>	<p>Premises that have condition(s) on their licence that have the effect of making clear their status as restaurants run on a permanent, more formal basis. These could, for example, include conditions which require that, between midnight and 6am:</p> <ul style="list-style-type: none"> <li>(i) customers are shown to their table;</li> <li>(ii) food is provided in the form of substantial table meals that are served and consumed at the table;</li> <li>(iii) premises primarily serve meals to those eating on them, and</li> <li>(iv) alcohol is not be supplied to, or consumed on the premises by, any person other than those who are taking substantial table meals and where the consumption of alcohol by such persons is ancillary to taking such meals.</li> </ul>
<b>Theatres and cinemas</b>	Premises at which the sale of alcohol is subject to a condition to the effect that, between midnight and 6am, such sales can only be made to ticket holders or participants in the production for consumption on the premises, when there is otherwise no access to the general public.
<b>Casinos Bingo Halls</b>	Premises licensed to provide facilities for gambling under the Gambling Act 2005 with a membership scheme in operation between midnight and 6am.
<b>Community Amateur Sports Clubs (CASCs)</b>	Those premises that have a relief from business rates by virtue of being a CASC (definition found in Schedule 18 of the Finance Act 2002.)
<b>Community premises</b>	Those premises that have successfully applied for the removal of the mandatory DPS requirement.
<b>Country village pubs</b>	Premises within designated rural settlements with a population of less than 3,000 (as appear in the qualifications for rural rate relief).
<b>Country village pubs</b>	Premises within designated rural settlements with a population of less than 3,000 (as appear in the qualifications for rural rate relief).

**CONSULTATION QUESTION 6:**

**Do you agree or disagree that licensing authorities should be able to exempt these premises from the levy?**

- Agree
- Disagree

Please give reasons for your answer, specifying any exemptions that you disagree with

**Business Improvement Districts**

6.02 Business Improvement Districts (BIDs, established under the Local Government Act 2003) are a defined area within which businesses pay a fee in order to fund improvements within their boundaries and can prove valuable to business communities. An increasing number of late night or licensed trade BIDs are being established. Some of these schemes may fulfil the purpose of the levy, by raising contributions towards late night services, without the need for local authority intervention. These schemes should be actively encouraged. It is proposed that licensing authorities are able to grant an exemption to those paying a levy as part of a BID where the authority is satisfied that the aims meet a satisfactory crime and disorder focus.

**CONSULTATION QUESTION 7:**

**Do you agree or disagree that licensing authorities should be able to exempt Business Improvement Districts from the late night levy?**

- Agree – licensing authorities should be able to exempt Business Improvements Districts
- Disagree – licensing authorities should not be able to exempt Business Improvement Districts
- Neither agree nor disagree
- Don't know

**Members' clubs**

6.03 Many private members' clubs operate under 'Club Premises Certificates' (CPCs). Alcohol cannot generally be supplied under a CPC for profit or to the general public. Some licensing authorities may consider that private member's clubs in their area should not make a contribution to late night enforcement costs. Should clubs be exempt from the late night levy, the police revenue in the average licensing authority area from the levy will be reduced by approximately 10%.

**CONSULTATION QUESTION 8:**

**Do you think that premises operating under a club premises certificate should be exempt from the late night levy?**

- Yes
- No
- Don't know

Please give reasons for your answer

**Small Business Rate Relief**

6.04 Small Business Rate Relief offers business ratepayers that meet certain criteria the opportunity to receive reductions on their rates bills. The criteria vary slightly in England and Wales but, in general, businesses are typically eligible if they occupy only one property and their rateable value is below a certain level. This may apply, for example, to small local pubs.

**CONSULTATION QUESTION 9:**

**What are your views on affording a reduction from the late night levy to businesses that receive small business rate relief?**

Please give reasons for your answer

**New Year’s Eve**

- 6.05 Some premises may have a one-off late night authorisation on their licence to celebrate the New Year. On the one hand, it could be argued that the ability to host one-off special occasions will not be hindered by the late night levy. Before the levy begins in any area, premises will be able to make a free minor variation to their licence to reduce their hours. On special occasions, they may use a TEN to authorise the sale of alcohol.
- 6.06 On the other hand, an exemption for those premises whose only late night authorisation is for New Year will benefit many premises.

**CONSULTATION QUESTION 10:**

**Do you agree or disagree that there should be an exemption for New Year’s Eve?**

- Agree – there should be an exemption for New Year’s Eve
- Disagree - there should not be an exemption for New Year’s Eve
- Neither agree nor disagree
- Don’t know

**Reductions for best practice schemes**

- 6.07 Licensing authorities may also wish to use the late night levy to promote and support participation in other business-led best practice schemes. These schemes encourage businesses to join together to address some of the negative effects of selling alcohol. The following schemes are recommended as available reduction categories:

Members of a locally accredited <b>Best Bar None</b> scheme
Members of a locally accredited <b>Pubwatch, Clubwatch or Shopwatch</b> scheme.  The discount can only apply to one of the above three schemes. Criteria to be an applicable pubwatch scheme:
<ul style="list-style-type: none"> <li>• The local authority is satisfied that the scheme has clear aims and objectives which are subject to a formal statement of intent or a constitution and that it has demonstrated that its members are actively working to reduce crime and disorder.</li> <li>• Membership is open to all licensed premises within the geographic area.</li> <li>• The scheme has a Chair person and/or Coordinator who is responsible for maintaining verifiable records of membership.</li> </ul>
Those premises which pay an annual <b>individual</b> contribution to a <b>Community Alcohol Partnership</b> in their area. This definition does not include subsidiaries of companies that pay a contribution on a national level.
Premises that pay a levy in a <b>Business Improvement District</b> (established under the Local Government Act 2003) where the authority is satisfied that the aims meet a satisfactory crime and disorder focus

**CONSULTATION QUESTION 11:**

**Do you agree or disagree that licensing authorities should be able to ask for a reduced levy payment from these businesses?**

- Agree
- Disagree
- Neither agree nor disagree
- Don't know

**Other local best-practice schemes**

6.08 The best practice schemes referred to in Question 11 are locally accredited schemes that are part of a national network. It has been suggested that some schemes have been created locally without any national accreditation. Groups of businesses may join together and fund late night services or address specific community problems. Regulations could grant licensing authorities the power to give discounts to schemes that they recognise as effective. Schemes would have to meet readily recognised and measurable benchmarks in order to be capable of qualifying for a discount.

**CONSULTATION QUESTION 12:**

**Do you have any suggestions for benchmarks that can be applied to grassroots schemes to ensure members are actively working to reduce crime and disorder?**

6.09 We propose that there is a 10% discount to the levy for every relevant best practice scheme (up to a maximum of 30%). This is in recognition that many businesses are members of multiple schemes.

**CONSULTATION QUESTION 13:**

**Do you agree or disagree with this set-up of cumulative discounts?**

- Agree
- Disagree
- Neither agree nor disagree
- Don't know

6.10 There may be other types of premises that should not be required to contribute fully towards the levy, for example, community-run pubs or others with an established community and social character.

**CONSULTATION QUESTION 14:**

**Should there be scope for further exemptions and reductions from the late night levy?**

- Yes
- No

If yes, please state what you think these should be and how this type of premises should be defined.

**7. LICENSING AUTHORITY LEVY REVENUE**

7.01 There are many different types of local authority-funded services which make the late night economy a more welcoming place to do business. Some examples include taxi marshals, late night town wardens and street cleaning services. The licensing authority can retain up to 30% of the net levy revenue to fund other activities besides policing. This section considers whether there should be any restrictions on how authorities spend this money.

**CONSULTATION QUESTION 15:**

**What activities do you think licensing authorities should be able to fund with their retained proportion?**

**Restrictions on funded activities**

7.02 It is intended that the proportion of net levy revenue retained by licensing authorities (a

maximum of 30%) is used to fund services which tackle alcohol-related crime and disorder, such as taxi marshalling and ‘booze buses’ that provide assistance to those who otherwise might become victims or offenders. This would not extend to the wider management of the night time economy. For example, it would include the clean-up of the after-effects of alcohol-related crime and disorder, such as broken glass and public urination, but not general clean-up activities, such as the collection of waste from outside fast food restaurants

#### CONSULTATION QUESTION 16:

**What restrictions do you think there should be on the types of services that licensing authorities will be able to fund?**

Please state whether you think the types of services should be limited to preventing and tackling alcohol related crime and disorder; or should extend to both preventing and tackling alcohol related crime and disorder and management of night time economy?

### 8. IMPACT ASSESSMENT

8.01 An Impact Assessment for late night levy secondary legislation is attached. Consultation respondents are encouraged to comment on this document.

#### CONSULTATION QUESTION 17:

**If you have any comments on the Impact Assessment, please detail them here?**

#### CONSULTATION QUESTION 18:

**If you are responding on behalf of a licensing authority, how many premises do you expect will be affected by EMROs in your area?**

### 9. ABOUT YOU

9.01 Please indicate in what capacity you are responding to this consultation:

Licensing authority  
Member of the public  
Police officer  
Person involved in licensed trade/club premises  
Other please specify

**Police officers only: Which Police Force are you from?**

9.02 Licensed trade only: Please tick one of the following boxes which would best describe you/ your organisation

Individual  
Members’ Clubs  
Micro company (1 – 9 employees)  
Small business (10-49 employees)  
Small – medium enterprise (50-249 employees)  
Large company (over 250 employees)

**Licensing officer only: Which Licensing Authority are you from?**

**Member of the public/Other only: Which Local Authority or London Borough are you from?**

### 10. CONFIDENTIALITY & DISCLAIMER

The information you send us may be passed to colleagues within the Home Office, the Government or related agencies. Information provided in response to this consultation, including personal information, may be subject to publication or disclosure in accordance with the access to information regimes (these are primarily the Freedom of Information Act 2000 [FOIA], the Data Protection Act 1998 [DPA] and the Environmental Information Regulations 2004).

If you want other information that you provide to be treated as confidential, please be aware that, under

the FOIA, there is a statutory Code of Practice with which public authorities must comply and which deals, amongst other things, with obligations of confidence.

In view of this it would be helpful if you could explain to us why you regard the information you have provided as confidential. If we receive a request for disclosure of the information we will take full account of your explanation, but we cannot give an assurance that confidentiality can be maintained in all circumstances. An automatic confidentiality disclaimer generated by your IT system will not, of itself, be regarded as binding on the Department.

The Department will process your personal data in accordance with the DPA and in the majority of circumstances this will mean that your personal data will not be disclosed to third parties.

## **GOVERNMENT CODE OF PRACTICE ON CONSULTATION**

The Consultation follows the Government's Code of Practice on Consultation the criteria for which are set out below:

### **Criterion 1 – When to consult**

Formal consultation should take place at a stage when there is scope to influence the policy outcome.

### **Criterion 2 – Duration of consultation exercises**

Consultations should normally last for at least 12 weeks with consideration given to longer timescales where feasible and sensible.

### **Criterion 3 – Clarity of scope and impact**

Consultation documents should be clear about the consultation process, what is being proposed, the scope to influence and the expected costs and benefits of the proposals.

### **Criterion 4 – Accessibility of consultation exercises**

Consultation exercises should be designed to be accessible to, and clearly targeted at, those people the exercise is intended to reach.

### **Criterion 5 – The burden of consultation**

Keeping the burden of consultation to a minimum is essential if consultations are to be effective and if consultees' buy-in to the process is to be obtained.

### **Criterion 6 – Responsiveness of consultation exercises**

Consultation responses should be analysed carefully and clear feedback should be provided to participants following the consultation.

### **Criterion 7 – Capacity to consult**

Officials running consultations should seek guidance in how to run an effective consultation exercise and share what they have learned from the experience.

The full Code of Practice on Consultation is available at: <http://www.berr.gov.uk/whatwedo/bre/consultation-guidance/page44420.html>



## CONSULTATION CO-ORDINATOR

If you have a complaint or comment about the Home Office's approach to consultation, you should contact the Home Office consultation co-ordinator, Adam Mcardle. Please **DO NOT** send your response to this consultation to Adam Mcardle. The Co-ordinator works to promote best practice standards set by the Government's Code of Practice, advises policy teams on how to conduct consultations and investigates complaints made against the Home Office. He does not process your response to this consultation. The co-ordinator can be emailed at: **Adam.Mcardle2@homeoffice.gsi.gov.uk** or alternatively you can write to him at:

Adam Mcardle, Consultation Coordinator  
Home Office  
Performance and Delivery Unit  
Better Regulation Team  
3rd Floor Seacole  
2 Marsham Street  
London  
SW1P 4DF

## 11. CHECKLIST

### CONSULTATION QUESTION 1:

**Do you think that the proposed processes for Early Morning Restriction Orders include sufficient consultation with those likely to be affected by an EMRO?**

### CONSULTATION QUESTION 2:

**The government proposes that EMROs will not apply (i.e. will not restrict alcohol sales) between midnight on 31st December and 6am on 1st January of each year. Do you think that EMROs should apply on New Year's Eve?**

### CONSULTATION QUESTION 3:

**Do you agree or disagree that the categories of premises above should be exempt from EMROs?**

### CONSULTATION QUESTION 4:

**Do you have any other suggestions on the types of premises that should be considered for an exemption from EMROs?**

### CONSULTATION QUESTION 5:

**Do you think that there should be an option for local residents/ community groups to recommend the implementation of the levy in their area?**

### CONSULTATION QUESTION 6:

**Do you agree or disagree that licensing authorities should be able to exempt these premises from the levy?**

### CONSULTATION QUESTION 7:

**Do you agree or disagree that licensing authorities should be able to exempt Business Improvement Districts from the late night levy?**

**CONSULTATION QUESTION 8:**

**Do you think that premises operating under a club premises certificate should be exempt from the late night levy?**

**CONSULTATION QUESTION 9:**

**What are your views on affording a reduction from the late night levy to businesses that receive small business rate relief?**

**CONSULTATION QUESTION 10:**

**Do you agree or disagree that there should be an exemption for New Year's Eve?**

**CONSULTATION QUESTION 11:**

**Do you agree or disagree that licensing authorities should be able to ask for a reduced levy payment from these businesses?**

**CONSULTATION QUESTION 12:**

**Do you have any suggestions for benchmarks that can be applied to grassroots schemes to ensure members are actively working to reduce crime and disorder?**

**CONSULTATION QUESTION 13:**

**Do you agree or disagree with this set-up of cumulative discounts?**

**CONSULTATION QUESTION 14:**

**Should there be scope for further exemptions and reductions from the late night levy?**

**CONSULTATION QUESTION 15:**

**What activities do you think licensing authorities should be able to fund with their retained proportion?**

**CONSULTATION QUESTION 16:**

**What restrictions do you think there should be on the types of services that licensing authorities will be able to fund?**

**CONSULTATION QUESTION 17:**

**What restrictions do you think there should be on the types of services that licensing authorities will be able to fund?**

**CONSULTATION QUESTION 18:**

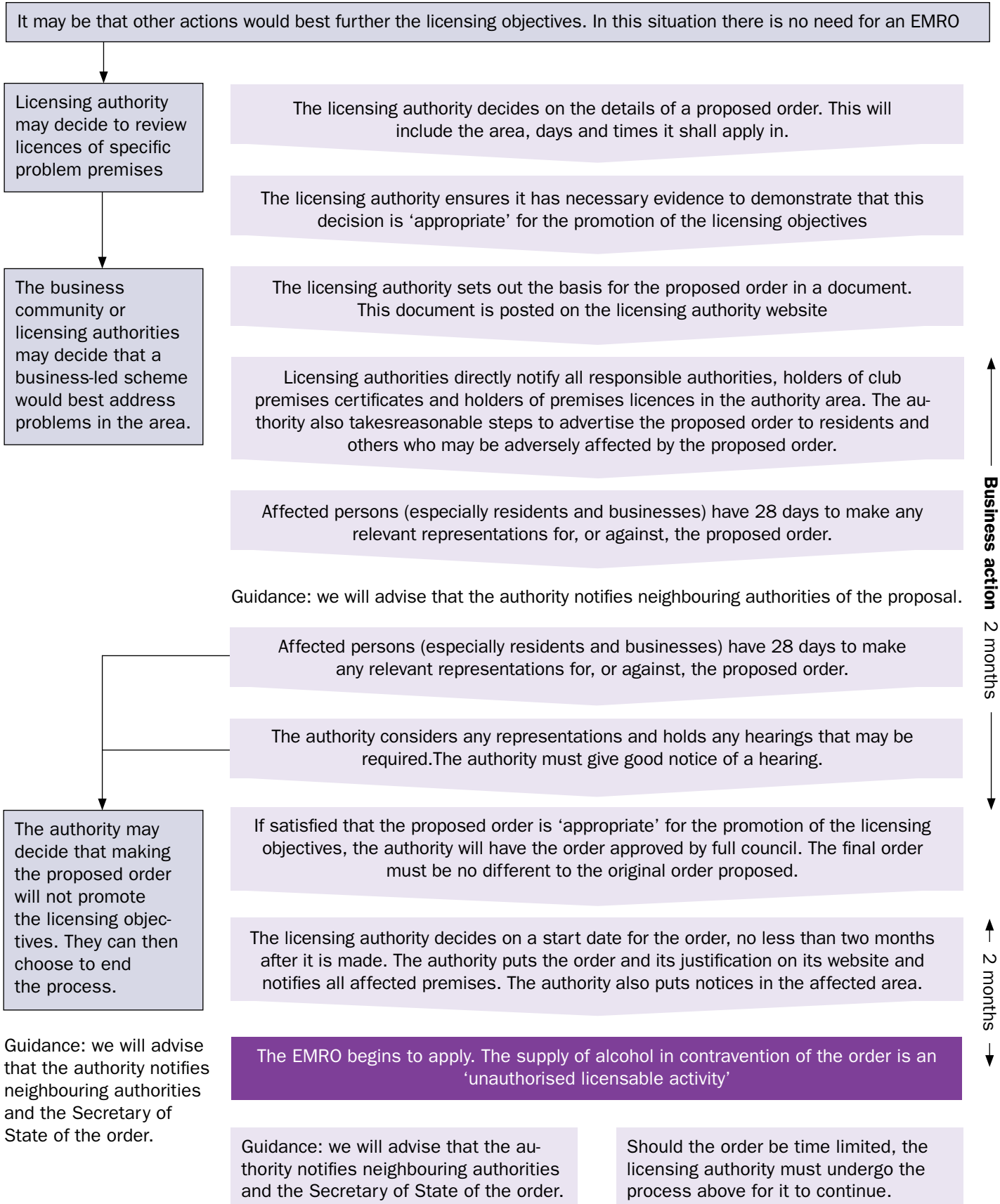
**If you have any comments on the Impact Assessment, please detail them here?**

**CONSULTATION QUESTION 19:**

**If you are responding on behalf of a licensing authority, how many premises do you expect will be affected by EMROs in your area?**

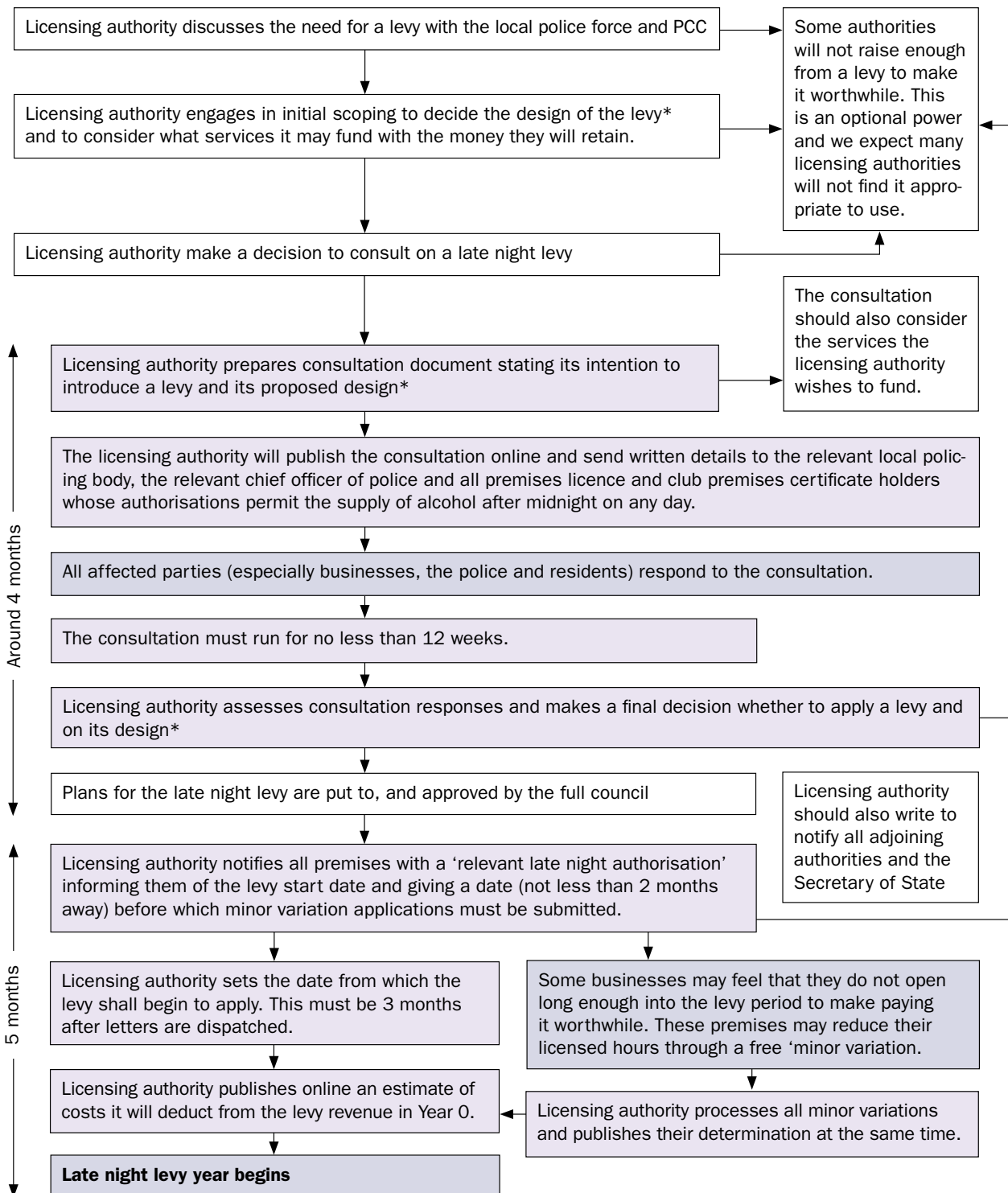
# ANNEX A - EMRO PROCESS MAP

A situation arises where there is need to restrict the late night supply of alcohol in a particular area. The licensing authority can decide, possibly at the suggestion of the public or the PCC, to make an EMRO.

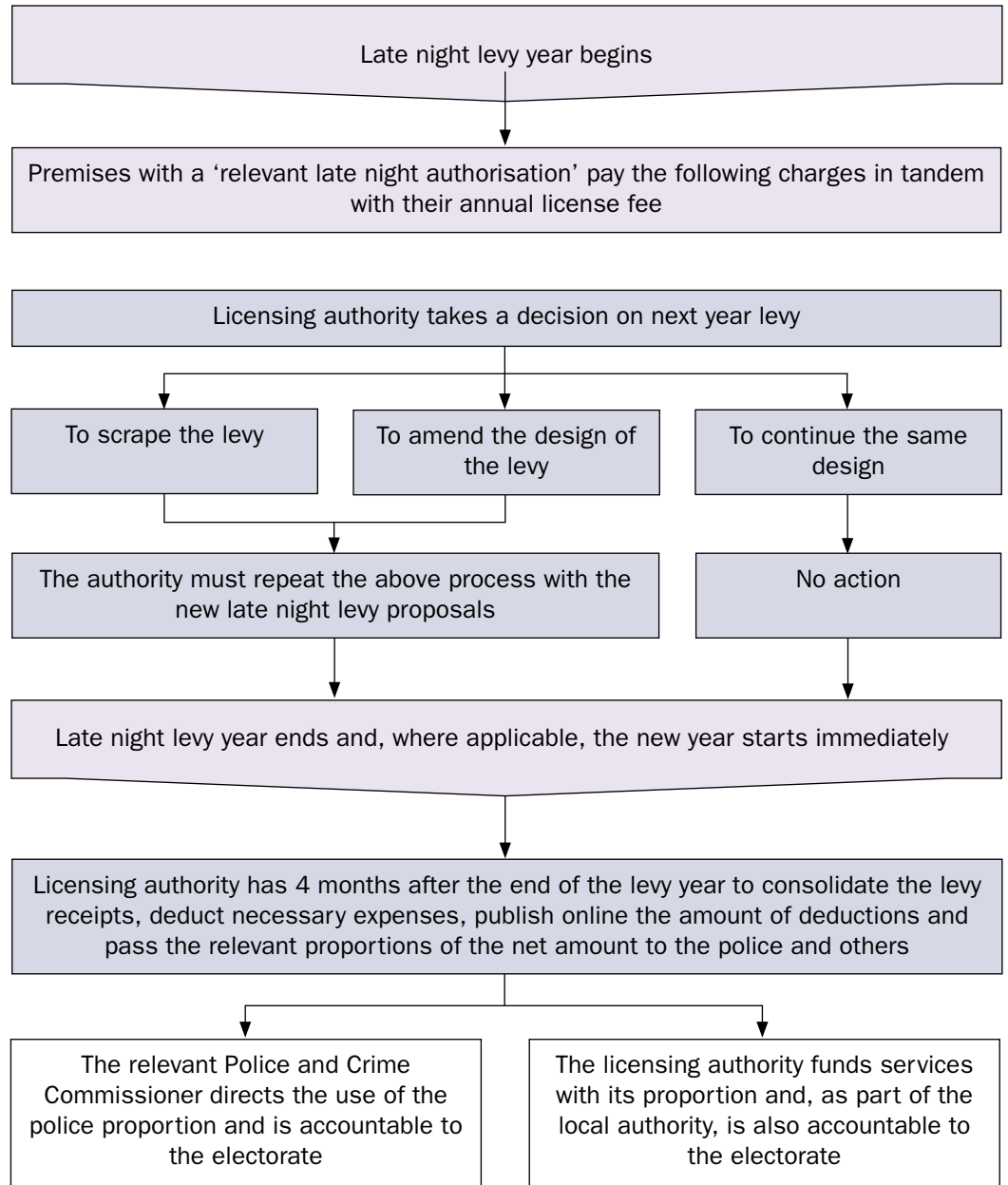


# ANNEX B - LATE NIGHT LEVY PROCESS MAPS - (Part I - Introduction)

Essential processes which will be deductible from levy revenue	<p><b>'late night supply period'</b>- This is the time period where the levy applies. The licensing authority chooses this period but it must be within the window of midnight and 6am.</p> <p><b>'relevant late night authorisation'</b>- a licence or certificate which permits the supply of alcohol within the 'late night supply period'</p>
Key stages for business	<p><b>*The levy design</b> - is the licensing authority's choice of the 'late night supply period', any exemptions or reductions that apply and the proportion of the revenue (after administrative costs are deducted) which the licensing authority wishes to keep to fund other activities (max 30%).</p>



# ANNEX B - LATE NIGHT LEVY PROCESS MAPS CONTINUED - (Part II - Levy year)





**Home Office**

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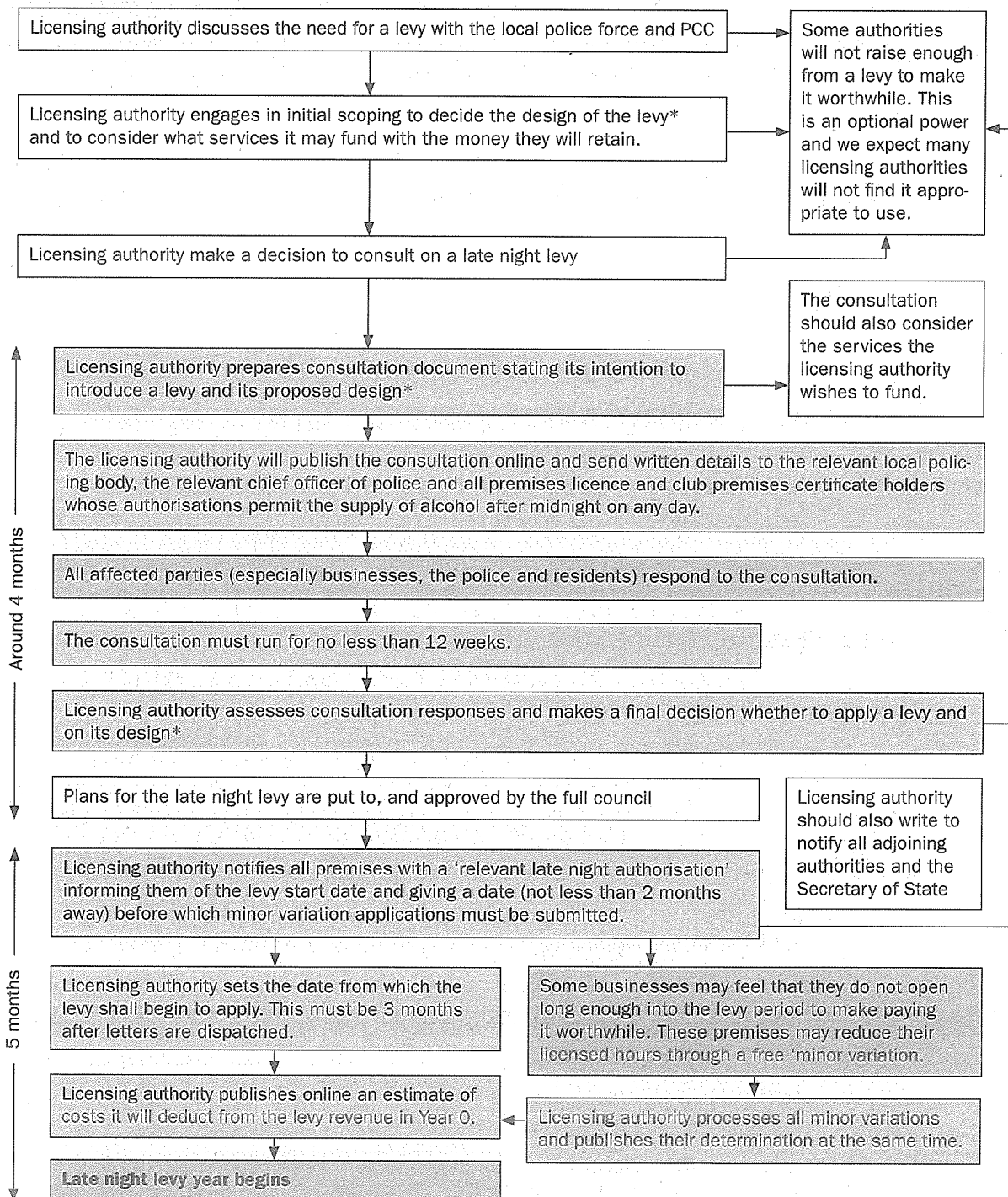
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To view online visit:

<http://www.homeoffice.gov.uk/about-us/consultations/late-night-drinking>

# ANNEX B - LATE NIGHT LEVY PROCESS MAPS - (Part I - Introduction)

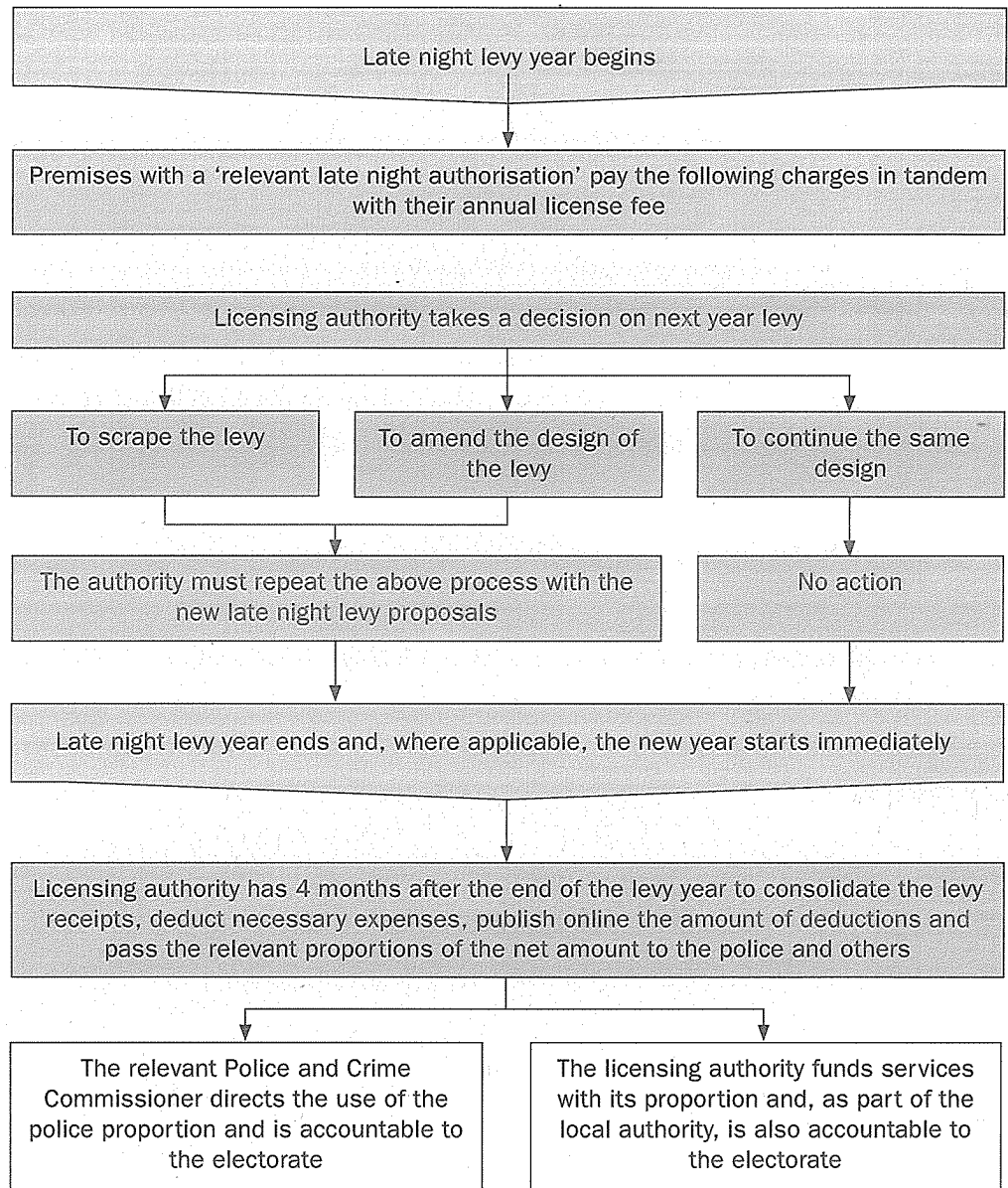
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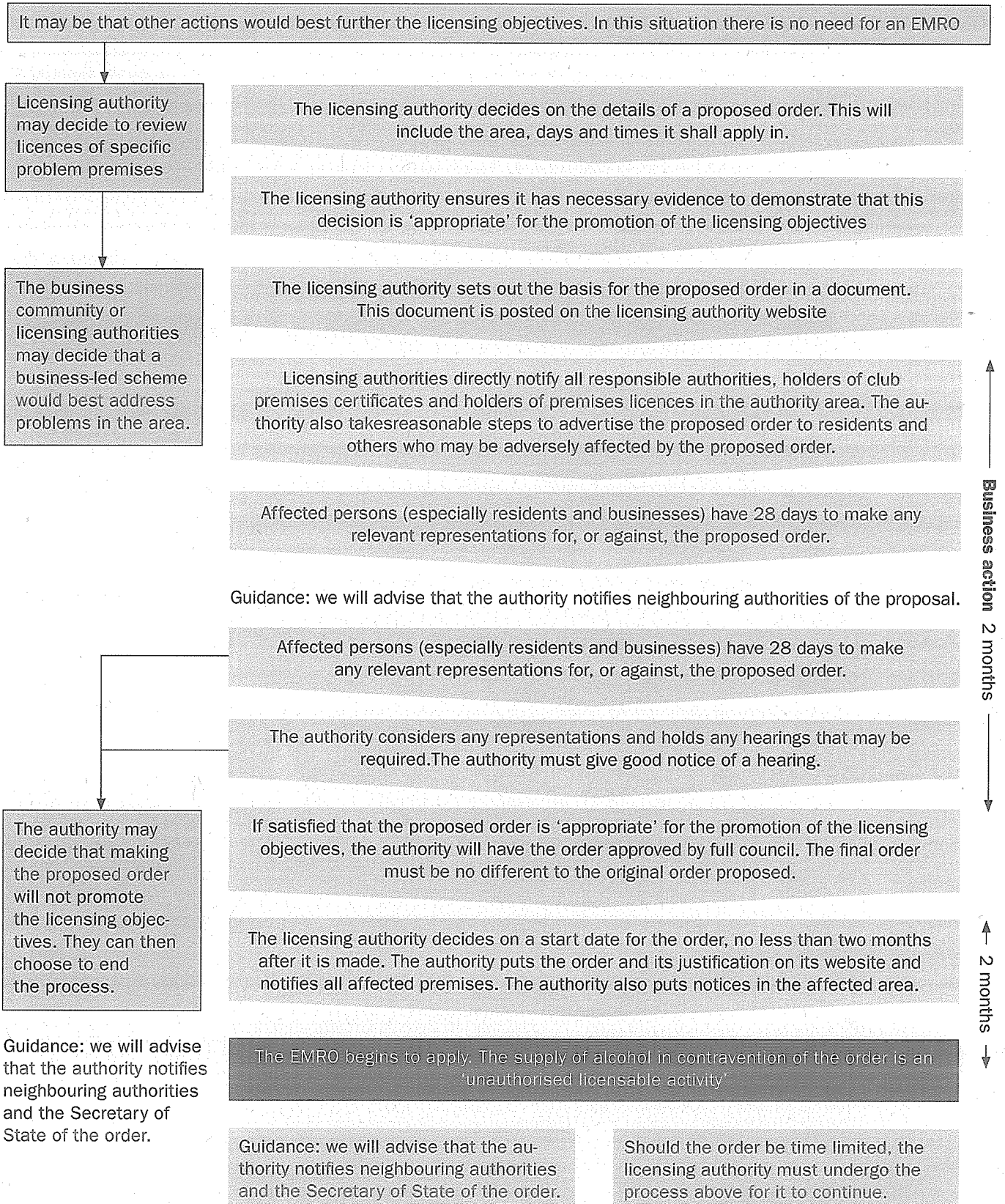
# ANNEX B - LATE NIGHT LEVY PROCESS MAPS CONTINUED - (Part II - Levy year)



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# ANNEX A - EMRO PROCESS MAP

A situation arises where there is need to restrict the late night supply of alcohol in a particular area. The licensing authority can decide, possibly at the suggestion of the public or the PCC, to make an EMRO.



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## **Appendix 2**

### Questions

A list of the consultation questions are outlined below, some of which relate to the impact assessment that has been produced by the Home Office also.

#### **1: Do you think that the proposed processes for Early Morning Restriction Orders include sufficient consultation with those likely to be affected by an EMRO?**

*Yes, we would certainly consult with residents and businesses and licensed premises operators as well as our neighbouring boroughs that would be affected by this Order if it were to be imposed.*

*We await the regulations to inform us as to how hearings will be convened to consider any representations. Would it be for the whole Regulatory committee to hear these matters or for the smaller Licensing Sub Committee?*

*We would want to see representations heard by the whole Regulatory Committee, who could then make recommendation to Full Council via a report with evidence from RAs, Interested Parties and all those affected. The Full Council could then decide on whether or not to impose an EMRO or not.*

#### **2: The government proposes that EMRO's will not apply (i.e. will not restrict alcohol sales) between midnight on 31st December and 6am on 1st January of each year. Do you think that EMRO's should apply on New Year's Eve?**

*The Licensing Authority would need to apply its own discretion as whether or not to allow New Years Eve to be exempted. We are not sure that it is appropriate for there to be a general exemption to New Years Eve.*

*New Years Eve has previously been under special provisions and this has not caused any major problems over the years in our area, but that cannot be said for everyone.*

#### **3: Do you agree or disagree that the categories of premises below should be exempt from EMRO's?**

##### **Premises with overnight accommodation**

Premises at which the sale of alcohol is subject to a condition to the effect that, between midnight and 6am, such sales can only be made to residents for consumption on the premises. This will not exempt hotels and guest houses that serve alcohol to members of the public who are not staying overnight at the premises.

##### **Theatres and cinemas**

Premises at which the sale of alcohol is subject to a condition to the effect that, between midnight and 6am, such sales can only be made to ticket holders or participants in the production for consumption on the premises, when there is otherwise no access to the general public.

##### **Community premises**

Those premises that have successfully applied to remove the mandatory DPS

requirement.

**Casinos and bingo halls with a membership scheme**

Premises licensed to provide these facilities for gambling under the Gambling Act 2005 with a membership scheme in operation

*We would welcome these categories in the list. (Do Members have any others that the feel should be highlighted)*

**4: Do you have any other suggestions on the types of premises that should be considered for an exemption from EMRO's?**

No.

**5: Do you think that there should be an option for local residents/ community groups to recommend the implementation of the levy in their area?**

*No, there are existing options available that to residents and residents association to make their concerns known to Ward members. We feel it is appropriate for the Licensing authority in conjunction with the Police, and Crime Commissioner to make decision on whether to propose to introduce the levy.*

**6: Do you agree or disagree that licensing authorities should be able to exempt these premises from the levy?**

**Premises with overnight accommodation**

Premises at which the sale of alcohol is subject to a condition to the effect that, between midnight and 6am, such sales can only be made to residents for consumption on the premises. This will not exempt hotels and guest houses that serve alcohol to members of the public who are not staying overnight at the premises.

**Restaurants**

Premises that have condition(s) on their licence that have the effect of making clear their status as restaurants run on a permanent, more formal basis. These could, for example, include conditions which require that, between midnight and 6am:

- I. customers are shown to their table;
- II. food is provided in the form of substantial table meals that are served and consumed at the table;
- III. premises primarily serve meals to those eating at them, and
- IV. alcohol is not to be supplied to, or consumed on the premises by, any person other than those who are taking substantial table meals and where the consumption of alcohol by such persons is ancillary to taking such meals.

**Theatres and cinemas**

Premises at which the sale of alcohol is subject to a condition to the effect that, between midnight and 6am, such sales can only be made to ticket holders or participants in the production for consumption on the premises, when there

is otherwise no access to the general public.

**Casinos/Bingo Halls**

Premises licensed to provide facilities for gambling under the Gambling Act 2005 with a membership scheme in operation between midnight and 6am.

**Community Amateur Sports Clubs (CASCs)**

Those premises that have a relief from business rates by virtue of being a CASC (definition found in Schedule 18 of the Finance Act 2002.)

**Community premises**

Those premises that have successfully applied for the removal of the mandatory DPS requirement.

**Country village pubs**

Premises within designated rural settlements with a population of less than 3,000 (as appear in the qualifications for rural rate relief).

*We believe that restaurants can become a focal point for the late night economy. Restaurants serving alcohol late at night will attract revellers that have been drinking elsewhere for a period of time, this brings its own problems of crime and disorder and nuisance. We do not believe as a category that restaurants should be exempted. (Do members have any others in mind)*

**7: Do you agree or disagree that licensing authorities should be able to exempt Business Improvement Districts from the late night levy?**

*This would be fine if the BID was established to deal with the late night economy issues in that area.*

**8: Do you think that premises operating under a club premises certificate should be exempt from the late night levy?**

*No not necessarily. We believe that this category should not be exempted as businesses operating under a club premises certificate may also give rise to crime and disorder issues.*

**9: What are your views on affording a reduction from the late night levy to businesses that receive small business rate relief?**

*It does not follow that they will not contribute to late night problems, so we do not agree with this.*

**10: Do you agree or disagree that there should be an exemption for New Year's Eve?**

*Agree*

**11: Do you agree or disagree that licensing authorities should be able to ask for a reduced levy payment from businesses in a best practice scheme?**

**Categories of premises that are recommended to be charged a reduced fee:**

- i) Members of a locally accredited **Best Bar None** scheme
- ii) Members of a locally accredited **Pub watch, Club watch or Shop watch** scheme.

The discount can only apply to one of the above three schemes. Criteria to be an applicable pub watch scheme:

- a) The local authority is satisfied that the scheme has clear aims And objectives which are subject to a formal statement of intent or a constitution and that it has demonstrated that its members are actively working to reduce crime and disorder.
- b) Membership is open to all licensed premises within the geographic area.
- b) The scheme has a Chair person and/or Coordinator who is responsible for maintaining verifiable records of membership.
- iii) Those premises which pay an annual **individual** contribution to a **Community Alcohol Partnership** in their area. This definition does not include subsidiaries of companies that pay a contribution on a national level.
- iv) Premises that pay a levy in a **Business Improvement District** (established under the Local Government Act 2003) where the authority is satisfied



**Do you agree or disagree that licensing authorities should be able to ask for a reduced levy payment from these businesses?**

This Authority does not object to any of these categories of premises being charged a reduced fee. *We believe this would depend on the level of involvement and commitment the premises has to the scheme in question. This should also be at the discretion of the Licensing Authority. Some premises may be regular attendees at Pub watch meeting but can still be part of the problem of late night disorder in an area.*

**12: Do you have any suggestions for benchmarks that can be applied to grassroots schemes to ensure members are actively working to reduce crime and disorder?**

*A Code of Practice possibly introduced through Pub watch? but this would seem like a duplication of licence conditions*

**13: Do you agree or disagree with this set-up of cumulative discounts?**

*We believe a capped rate of 10% discount for membership of these schemes and at the discretion of the Local Authority.*

**14: Should there be scope for further exemptions and reductions from the late night levy?**

*No Comment (Do Members have any views on this?)*

**15: What activities do you think licensing authorities should be able to fund with their retained proportion?**

*Improvements to signage in the area  
Street cleansing  
Taxi marshalling /taxi ranks*

**16: What restrictions do you think there should be on the types of services that licensing authorities will be able to fund?**

*As stated above. The money that would be paid to the Metropolitan Police would not be ring fenced to go back into funding schemes to deal with the late night issues in that given area, it will be given to the Commissioner of the Metropolitan Police to utilise as he sees fit to use anywhere. We would ask the Home office to set in regulations that the money collected be used by the Borough Commander to tackle alcohol related crime and disorder in the area.  
(Do members have any views on this?)*

**17: If you have any comments on the Impact Assessment, please detail them here?**

*None*

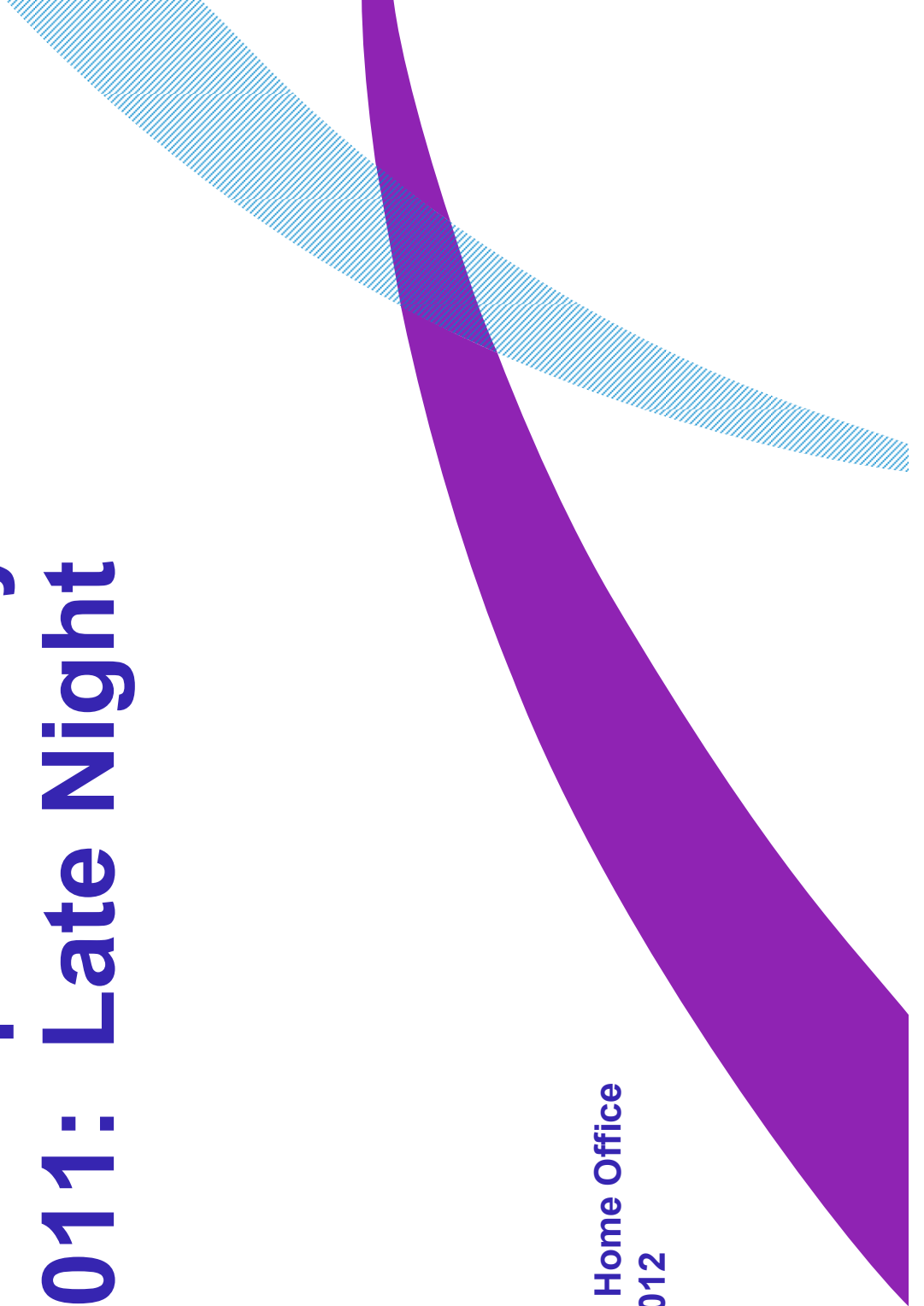
**18: If you are responding on behalf of a licensing authority, how many premises do you expect will be affected by EMRO's in your area**

*We would have around 274 premises affected by an EMRO.*

# The Police Reform and Social Responsibility Act 2011: Late Night Levy



Carla Giudice, Home Office  
8<sup>th</sup> February 2012



# Late Night Levy

- Power for licensing authorities to introduce a charge for premises that have a late alcohol licence
- Coalition commitment – allow councils to charge more for late night licences to help contribute towards high policing costs in the late night economy
- Enforcement costs should be shared by those who sell alcohol as part of the late night economy
- Raise contribution for the police from premises that profit from trading alcohol in safe late night environment

# Policy Design

Home Office

- Levy applies to whole licensing authority area
- Levy time period can be applied flexibly between 12am-6am
- Businesses can make a free minor variation to their licences to avoid operating in levy period
- Revenue from the levy will be split at least 70/30 between police and licensing authorities

# Proposed Levy Charges



Licence fee band	A	B	C	D	Dx*	E	Ex*
Rateable value <sup>6</sup>	£0 - £4,300	£4,301 to £33,000	£33,001 to £87,000	£87,001 to £125,000	£125,001 and above		
Existing annual licence fee	£70	£180	£295	£320	£640	£350	£1,050
Levy charge	£299	£768	£1,259	£1,365	£2,730	£1,493	£4,440
*(Dx and Ex) Multiplier applies to premises in category D and E that primarily or exclusively sell alcohol							

- The levy charge is based on the current licence fee system
- Average levy paid by a premises will be around £800
- Levy is estimated to raise £8.5m for police and £3.6m for LAs nationwide

## Administration Costs

Home Office

- 30% licensing authority revenue is separate to costs of administering the levy
- Licensing authorities will deduct permitted collection, administration and enforcement costs from revenue and divide up remainder accordingly
- Regulations will specify the type of expenses that may be deducted
- Licensing authority will be required to publish the administration costs they have deducted from the levy revenue at the end of every year

## Introduction of the levy

Home Office

- Licensing authorities have discussions with police
  - Is it appropriate to apply levy in the area?
  - Exemptions or discounts to the levy
  - Split of revenue between police and licensing authority
- Publish details of proposals to introduce levy
- Consultation with police, licence holders and other persons (who will be prescribed in regulations)
- Contact liable premises to inform them how much they will be required to pay and when
- Introduce levy when period for licence holders to make a variation to their licence has ended



## Exemptions and Reductions

Home Office

- Licensing authorities can choose categories of business with an exemption
  - Businesses cannot be judged individually
- Used at discretion of licensing authority but subject to consultation with police and licence holders
- Exemption and reduction categories will be specified in regulations for licensing authorities to choose from

# Consultation

Home Office

- ‘Dealing with the Problems of Late Night Drinking’ consultation is open until 10<sup>th</sup> April 2012
- <http://www.homeoffice.gov.uk/publications/about-us/consultations/late-night-drinking/>
- Process of adopting an EMRO/levy
- Categories of business that will be exempt from any EMRO
- Categories of business that will be exempt or receive reduction from levy at discretion of licensing authority
- Services that licensing authority can fund with levy revenue

## Summing up

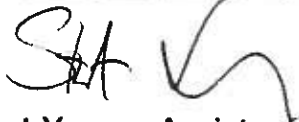
Home Office

- Welcome your views on late night levy by responding to our consultation
- input (and updates) via HO website
  - <http://www.homeoffice.gov.uk/drugs/alcohol/>
  - up-dated factsheets
  - information on how to implement/ FAQ section
- email us: [alcoholstrategy@homeoffice.gsi.gov.uk](mailto:alcoholstrategy@homeoffice.gsi.gov.uk)  
[Carla.Giudice@homeoffice.gsi.gov.uk](mailto:Carla.Giudice@homeoffice.gsi.gov.uk)

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Haringey Council

Report for:	Regulatory Committee	Item Number:	
Title:	New procedure for Review Applications to Licensing Sub Committees		
Report Authorised by:	 Stuart Young, Assistant Chief Executive		
Lead Officer:	Clifford Hart, Democratic Services Manager, x2920		
Ward(s) affected: All	Report for Key/Non Key Decisions: Non-key		

**1. Describe the issue under consideration**

For the Regulatory Committee to consider and adopt a new procedure for Licensing Sub Committees, specific to Review Applications under the Licensing Act 2003.

**2. Cabinet Member introduction**

N/A

**3. Recommendations**

That Members approve and adopt a new procedure for Licensing Sub Committees specifically in relation to Review Applications, as set out at appendix 1 of the report.



**Haringey Council**

**4. Other options considered**

Remaining without a specific procedure for applications for review. Members have requested a specific procedure, however, as confusion can arise in applying the existing procedure to applications for review.

**5. Background information**

- 5.1 There are currently two procedure notes for the statutory business of the Licensing Sub Committees, one for applications under the Licensing Act 2003 and one for applications under the Gambling Act 2005.
- 5.2 There is currently no specific procedure note for applications for review under the Licensing Act 2003, and the standard procedures for applications under the Licensing Act 2003 have applied to hearings of review applications.
- 5.3 The application of the standard procedures for review application hearings has led to some confusion, due to the parties for review applications differing from those under other applications under the Licensing Act 2003.
- 5.4 Members have requested that a specific procedure note be produced for review applications, in order to clarify the process to be followed during such hearings.
- 5.5 It is proposed that a new procedure note be produced for review applications by means of adapting the existing procedures for applications under the Licensing Act 2003. The proposed procedure note for review applications, with adaptations from the standard procedure marked in track changes, is attached at appendix 1.

**6. Comments of the Chief Finance Officer and financial implications**

We are satisfied that the tasks detailed in the Report (updating of the procedures for the Licensing Sub Committees) are 'business as usual' within Democratic Services, with no additional costs expected to be incurred or spend generated. There are therefore no anticipated adverse budgetary implications from the work to be undertaken, other than the normal charging of costs against the Service's budget.

**7. Head of Legal Services and legal implications**

Under the Regulatory Committee's terms of reference in para 5(1)(d) in Section C, part 3 of the constitution, the committee's functions in its capacity as the statutory licensing committee includes determining the procedures to be followed in handling applications under the Licensing Act 2003. The Licensing Act 2003 (Hearing) Regulations 2005 do not prescribe the precise form for such written procedures. There are therefore subtle variations in the procedures to assist members amongst different local authorities. There are no legal implications arising from this report.



**Haringey** Council

## **8. Equalities and Community Cohesion Comments**

8.1 Policy and Equalities Team have been consulted in the preparation of this report and comment that:

8.2 The general duty contained in section 149 of the Equality Act 2010 requires the Council to have due regard in all its functions to the need to eliminate discrimination, harassment and victimisation against groups who possess the characteristics protected under the Act; advance equality of opportunity for those groups and; foster good relations between groups that possess those characteristic and those that do not.

8.3 The protected characteristics are age, disability, race, sex (formerly gender), sexual orientation, marriage and civil partnership, gender reassignment, religion and belief and pregnancy and maternity.

8.4 Ordinarily, equalities monitoring of licensing applications and outcomes should be taking place to ensure that the Sub-Committee in its functions is not unlawfully discriminating against any of the protected characteristics detailed above.

8.5 The proposals regarding specific procedure notes appear to relate to internal procedural matters designed to enable the Licensing Sub-Committee to discharge its functions more efficiently in regard to applications for review under the Licensing Act 2003. The proposals carry no obvious direct implications for the Council's general equality duty.

8.6. However, Members will be advised in due course, together with recommendations for any corrective actions that might be necessary should adverse implications become evident when applying the specific procedure notes proposed in this report.

## **9. Head of Procurement Comments**

N/A

## **10. Use of Appendices**

Appendix 1: Proposed procedure note for review applications under the Licensing Act 2003, marked in track changes to indicate changes from the current, standard procedure note for applications under the Licensing Act 2003.

## **11. Local Government (Access to Information) Act 1985**

Committee procedure – Gambling Act 2005 – hearings regulations SI 2007 / 173 (August 2007)



**Haringey** Council

Licensing Sub-Committee Hearings Procedure Summary 2007

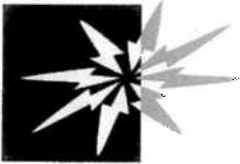


<b>LICENSING SUB-COMMITTEE HEARINGS PROCEDURE SUMMARY</b>	
<b>INTRODUCTION</b>	
1.	The Chair introduces himself and invites other Members, Council officers, <del>the Premises Licence Holder, representatives of responsible authorities, interested parties and the Review Applicant</del> to do the same.
2.	The Chair invites Members to disclose any prior contacts (before the hearing) with the parties or representations received by them
3.	The Chair explains the procedure to be followed by reference to this summary which will be distributed.
<b>NON-ATTENDANCE BY PARTY OR PARTIES</b>	
4.	If one or both of the parties fails to attend, the Chair decides whether to: <ul style="list-style-type: none"> <li>(i) grant an adjournment to another date, or</li> <li>(ii) proceed in the absence of the non-attending party.</li> </ul> Normally, an absent party will be given one further chance to attend.
<b>TOPIC HEADINGS</b>	
5.	The Chair suggests the "topic headings" for the hearing. In the case of the majority of applications for variation of hours, or other terms and conditions, the main topic is: <p><b>Whether the extensions of hours etc. applied for would conflict with the four licensing objectives i.e.</b></p> <ul style="list-style-type: none"> <li>(i) the prevention of crime and disorder,</li> <li>(ii) public safety,</li> <li>(iii) the prevention of public nuisance, and</li> <li>(iv) the protection of children from harm.</li> </ul>
6.	The Chair invites comments from the parties on the suggested topic headings and decides whether to confirm or vary them.
<b>WITNESSES</b>	
7.	The Chair asks whether there are any requests by a party to call a witness and decides any such request.
8.	Only if a witness is to be called, the Chair then asks if there is a request by an opposing party to "cross-examine" the witness. The Chair then decides any such request.
<b>DOCUMENTARY EVIDENCE</b>	
9.	The Chair asks whether there are any requests by any party to introduce late documentary evidence.
10.	If so, the Chair will ask the other party if they object to the admission of the late documents.
11.	If the other party do object to the admission of documents which have only been produced by the first party at the hearing, then the documents shall not be admitted.

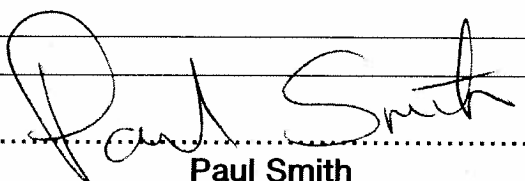
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12.	If the other party object to documents produced late but before the hearing, the following criteria shall be taken into account when the Chair decides whether or not to admit the late documents:	
(i)	What is the reason for the documents being late?	
(ii)	Will the other party be unfairly taken by surprise by the late documents?	
(iii)	Will the party seeking to admit late documents be put at a major disadvantage if admission of the documents is refused?	
(iv)	Is the late evidence really important?	
(v)	Would it be better and fairer to adjourn to a later date?	
<b>THE LICENSING OFFICER'S INTRODUCTION</b>		
13.	The Licensing Officer introduces the report explaining, for example, the existing hours, the hours sought to be varied and the comments of the other Council Services or outside official bodies. This should be as "neutral" as possible between the parties.	Deleted: applied for
14.	The Licensing Officer can be questioned by Members and then by the parties.	
<b>THE HEARING</b>		
15.	This takes the form of a discussion led by the Chair. The Chair can vary the order as appropriate but it should include:	
(i)	an introduction by the <u>Review Applicant's</u> main representative	Deleted: Objectors'
(ii)	an introduction by the <u>Premises Licence Holder</u> or representative	Deleted: Applicant
(iii)	questions put by Members to the <u>Review Applicant</u>	Deleted: Objectors
(iv)	questions put by Members to the <u>Premises Licence Holder</u>	Deleted: Applicant
(v)	questions put by the <u>Review Applicant</u> to the <u>Premises Licence Holder</u>	Deleted: Objectors
(vi)	questions put by the <u>Premises Licence Holder</u> to the <u>Review Applicant</u>	Deleted: Applicant
		Deleted: Applicant
		Deleted: Objectors
<b>CLOSING ADRESSES</b>		
16.	The Chair asks each party how much time is needed for their closing address, if they need to make one.	
17.	Generally, the <u>Review Applicant</u> makes their closing address before the <u>Premises Licence Holder</u> , who has the right to the final closing address.	Deleted: Objectors
		Deleted: Applicant
<b>THE DECISION</b>		
18.	Members retire with the Committee Clerk and legal representative to consider their decision including the imposition of conditions.	
19.	The decision is put in writing and read out in public by the Committee Clerk once Members have returned to the meeting.	Deleted: S:\OD\MembDeme\Cl\n\SrvF\AIF\RepMan\Licensin g\2007\General\Sub-Committee Procedure check list v3.doc



Haringey Council

Report for:	Regulatory Committee	Item Number:	
Title:	Delegated Powers for Planning Decisions		
Report Authorised by:	 ..... Paul Smith Head of Development Management		
Lead Officer:	Gareth Prosser – Planning Officer 020 8489 5129 gareth.prosser@haringey.gov.uk		
Ward(s) affected: Various	Report for Key/Non Key Decisions:		

### 1. Describe the issue under consideration

This report provides information relating to the principles and process of delegated planning powers. The report also gives statistics relating to the volume of applications decided under delegated powers within the borough and how this compares to national guidelines. Haringey's delegation scheme is set out in Appendix 1.

### 2. Recommendations

That the Regulatory Committee note the information contained herein.

### 3. Background

The process of delegation as outlined at a national level and within the Council's Constitution, allows for Committee members to focus on projects of major interest, whilst Planning Officers process the majority of applications under 'delegated powers'. The scheme of delegation to officers operates under section 101(1), of the Local Government Act 1972 which enables the council to delegate its powers to a committee, a sub committee or an officer. Government advice states that Local authorities should delegate at least 90% of applications received.



**Haringey Council**

#### **4. Comments of the Chief Finance Officer and financial implications**

There are no financial implications in relation to this report.

#### **5. Head of Legal Services and legal implications**

Delegation of powers to officers complies with the requirements of Section 101 of the Local Government Act 1972. Such delegation is encouraged on a national basis so that members need only be concerned with the larger and more complex applications and the efficient turnaround of smaller applications can be achieved within the Government target as a result of delegation to officers.

The delegation scheme is designed to support the timely decision making of applications balanced by the need for Committee to retain the decision-making capacity for those types of applications which it regards as being necessary for members to determine.

There are no immediate legal implications arising from this report.

#### **6. Equalities and Community Cohesion Comments**

There are no equalities and community cohesion issues raised by this report.

#### **7. Appendices**

APPENDIX 1 – The Constitution: Delegations To Planning Officers Of Matters Otherwise Within The Terms Of Reference Of The Planning Committee

### **REPORT FOR CONSIDERATION AT REGULATORY COMMITTEE**

#### **Planning Powers Delegated to Planning Officers**

##### **1. National Policy - Section 101(1) of the Local Government Act 1972.**

The scheme of delegation to officers operates under section 101(1) of the Local Government Act 1972. Section 101(1) does not deal with how decisions are to be taken by local authorities, but merely with who takes them, this being either the full council, a committee or sub-committee, or an officer of the council.

Local planning authorities should review and update their local schemes of delegation, so that the resources of planning committees are focused on applications of major importance or wider significance, and that a minimum delegation rate to officers of at least 90% is achieved at all councils before the end of 2009.



**Haringey Council**

## 2. The Council's Constitution - The Scheme of Delegation

The Council's Constitution sets out how the Council operates, how decisions are made and the procedures that are followed to ensure that the Council operates in an efficient, transparent and accountable manner.

The Constitution describes the overall areas of responsibility for executive decisions taken by the cabinet and for non-executive decisions taken by the council and its Committees and Sub-Committees. To ensure that the Council runs efficiently, it is necessary for some decisions to be taken by officers on behalf of the Committees.

The Scheme of Delegation to officers sets out which officers are empowered to undertake which decisions or actions on behalf of the Council for decisions such as the granting or refusal of planning permission.

## 3. Delegated Powers in Practice

There are typically around 2,000 applications received in a year (over 1700 applications have been received in the last 12 months) and around 300 planning enforcement cases are ongoing at any one time. It would be difficult and unnecessary for all cases to be considered by the Planning Committee, due to the length and complexity of the planning process, therefore the majority of planning applications are dealt with under 'delegated powers'. Only cases that have a significant impact are considered by the Planning Committee.

In relation to decisions concerning Planning Enforcement, decisions are delegated to the Director of Planning and Sustainability and other senior officers in the Planning, Regeneration and Economy department. The delegated powers relate to:

- Opening of enforcement cases
- Closing of enforcement cases
- Serving of Enforcement notices
- Prosecutions

Haringey's scheme of delegation is set out in Appendix 1.

## 4. Decisions taken under Delegated Powers

Approximately 97%-98% of decisions on planning applications within the Borough of Haringey are taken under delegated powers. In the last year, 97.9% of applications have been determined under delegated powers which is slightly higher than in previous years, although the overall percentage level is generally consistent.



**Haringey Council**

5. Statistics – Applications Decided Under Delegated Powers

It is typical of many London boroughs to issue up to 97% or 98% of decisions under delegated powers. The Killian Pretty Review (2008) stated that a minimum delegation rate to officers of at least 90% should be achieved by all councils before the end of 2009.

Planning Decisions at Haringey Borough Council 2006-2012

Year	Delegated	Committee	Total	% Delegated
06-07	2029	51	2080	97.5
07-08	2167	57	2224	97.4
08-09	1882	56	1938	97.1
09-10	1664	40	1704	97.7
11-12	1710	36	1746	97.9

Note: Table excludes application submitted but later withdrawn.

Haringey is currently meeting the governments target for delegating over 90% of planning applications. The level of delegation is also consistent with other London Borough's with between 97.5 and 97.9% of applications delegated between 2006 and 2012.

6. The Borough of Haringey's Constitution

The London Borough of Haringey's Constitution sets out how the Council operates, how decisions are made and the procedures, which are followed to ensure that these are efficient, transparent and accountable to local people. The law prescribes some of these processes, while others are a matter for the Council to choose.

With regard to the use of delegated powers to determine planning applications, the Constitution states:

*'Authority to determine the following categories of application for planning permission or other consents is delegated to the officers.....and shall be exercised by any one or more of those officers acting in consultation with the Chair (or in the Chair's absence, the Deputy-Chair) of the Planning Committee'.*

7. Conclusion

The delegation system is an effective system designed to maximise efficiency and transparency for all those planning decisions for which there is significant public interest, balanced against the need to ensure a swift and smooth flow of decisions in the borough.



**Haringey Council**

The process of delegation as outlined at a national level and within the Council's Constitution, allows for Committee members to focus on projects of major interest, whilst Planning Officers process the majority of smaller applications.

Haringey currently delegates approximately 97% to 98% of planning applications which is consistent with other London Borough's and above the government's recommendation of at least 90% delegated.

The Planning services overall record of winning planning appeals and customer feedback survey results indicated that the service is balancing the need to ensure policy compliance and managing the planning process to support economic growth and environmental protection.



**APPENDIX 1 – The Constitution: Delegations To Planning Officers Of Matters  
Otherwise Within The Terms Of Reference Of The Planning Committee**





**Haringey Council**

## **APPENDIX 1 – DELEGATIONS TO PLANNING OFFICERS OF MATTERS OTHERWISE WITHIN THE TERMS OF REFERENCE OF THE PLANNING COMMITTEE**

Authority to determine the following categories of application for planning permission or other consents is delegated to the officers listed below and shall be exercised by any one or more of those officers acting in consultation with the Chair (or in the Chair's absence, the Deputy-Chair) of the Planning Committee:

### Officers

- (i) The Assistant Director, Planning & Regeneration\*
- (ii) The Heads of Development Management – North & South\*
- (iii) The Head of Development Management, Major Sites\*
- (iv) The General Manager, Planning Policy\*

### Categories of Application

- (a) Development within the curtilage of an existing residential property, including extensions, alteration and ancillary buildings and works, and including works that would be permitted development but for the use of the premises as flats or the effect of express planning conditions.
- (b) Conversion of dwelling houses or non-residential buildings into two or more self-contained dwellings.
- (c) Formation of vehicular access, or alteration to existing vehicular access, on to highways.
- (d) Minor amendments to the siting and design of buildings following approval or original developments.
- (e) The erection of not more than 5 dwellings.
- (f) Changes of use to up to 500 sq. metres of floor spaces (including application for H.M.O.'s and hostels).
- (g) Erection, or extension, of non-residential buildings where the new build does not exceed 500 sq. metres of total floor area (including installation of underground fuel and other storage tanks).
- (h) Installation of shop fronts.
- (i) Continuation of temporary planning permissions.
- (j) Display of advertisements.



**Haringey Council**

(k) Listed building consent applications, and applications for demolition of buildings or structures in Conservation Areas.

(l) Works to trees (including pruning, lopping or felling) covered by a Tree Preservation Order, and works to trees within a Conservation Area; works to trees covered by a planning condition.

(m) Certification of Lawfulness for Proposed or Existing Development.

(n) Sundry minor developments not including above and not involving the provision of more than 100 sq. metres of floor space (e.g. walls, fences, windows, replacement roofs or walls, electricity installations, external staircases, satellite dishes, cash dispensers, and the like).

(o) The determination of the need for further details on outline applications; the approval of reserved matters following the grant of outline permission, and the approval of matters subject of condition on a full planning permission.

(p) The determination of proposals for the erection or installation of telecommunications equipment, including masts, antennae, and equipment cabinets, including those submitted under the Prior Notification procedures of the General Permitted Development Order.

(q) Any other applications where the officer's recommendation is for refusal unless requested by the Chair to be considered at the Planning Committee.

(r) Any other applications where the officer's recommendation is for approval and the proposal is in accordance with agreed planning policy, following discussion of the case with the Chair (or in the Chair's absence, the Deputy- Chair) of the Planning Committee. Applications where there have been objections from a single Ward Councillor and/or a local community body and/or a local residents' association, are excluded from this delegation and will be referred to the Planning Committee for determination.



Haringey Council

Report for:	Regulatory Committee	Item Number:	
Title:	Decisions made under delegated powers between 30 January 2012 and 25 March 2012		
Report Authorised by:	 ..... Paul Smith Head of Development Management		
Lead Officer:	Ahmet Altinsoy – Development Management Support Team Leader 020 8489 5114 Ahmet.Altinsoy@haringey.gov.uk		
Ward(s) affected:	All		

#### 1. Describe the issue under consideration

To inform the Regulatory Committee of decisions made under delegated powers by the Head of Development Management and the Chair of the above Regulatory Committee.

#### 2. Recommendations

See following reports.

#### 3. Background information

The applications listed were determined between 30 January 2012 and 25 March 2012.

#### 4. Local Government (Access to Information) Act 1985

Planning staff and application case files are located at 6<sup>th</sup> Floor, River Park House, Wood Green, London, N22 8HQ. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: [www.haringey.gov.uk](http://www.haringey.gov.uk). From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.

The Development Management Support Team can give further advice and can be contacted on 020 8489 1478, 9.00am – 5.00pm, Monday – Friday.

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# HARINGEY COUNCIL

## PLANNING COMMITTEE

### APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 30/01/2012 AND 25/03/2012

#### BACKGROUND PAPERS

For the purpose of the Local Government (Access to Information) Act 1985, the background papers in respect of the following items comprise the planning application case file.

The planning staff and planning application case files are located at 6th Floor, River Park House, Wood Green, London, N22 8HQ. Applications can be inspected at those offices 9.00am - 5.00pm, Monday - Friday. Case Officers will not be available without appointment.

In addition application case files are available to view print and download free of charge via the Haringey Council website:  
[www.haringey.gov.uk](http://www.haringey.gov.uk)

From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility.  
Enter the application reference number or site address to retrieve the case details.

The Development Management Support Team can give further advice and can be contacted on 020 8489 1478,  
9.00am - 5.00pm, Monday - Friday.

WARD: **Alexandra**

Application No:	<b>HGY/2011/2112</b>	Officer:	Subash Jain	Decision Date:	16/03/2012
Decision:	GTD				
Location:	Flat 2 262 Albert Road N22 7UW				
Proposal:	Erection of side dormers and creation of rear roof terrace				
Application No:	<b>HGY/2011/2211</b>	Officer:	Ruma Nowaz	Decision Date:	31/01/2012
Decision:	GTD				
Location:	64 Grove Avenue N10 2AN				
Proposal:	Erection of single storey rear extension to accommodate a new dining area				
Application No:	<b>HGY/2011/2242</b>	Officer:	Awot Tesfai	Decision Date:	21/03/2012
Decision:	GTD				
Location:	135 Crescent Road N22 7RU				
Proposal:	Erection of two storey side extension				
Application No:	<b>HGY/2011/2297</b>	Officer:	Jeffrey Holt	Decision Date:	03/02/2012
Decision:	GTD				
Location:	23 Coniston Road N10 2BL				
Proposal:	Retention of the existing parapet wall and roof covering, the fenestration and Juliette balcony				
Application No:	<b>HGY/2011/2315</b>	Officer:	Tara Jane Fisher	Decision Date:	06/02/2012
Decision:	GTD				
Location:	53 Curzon Road N10 2RB				
Proposal:	Extension of existing width and height of existing rear addition, replacement of existing rear addition, replacement of existing glazed doors at ground floor level, insertion of a bay window in the rear wall of the rear addition, addition of painted ladder to the side wall of rear addition and replacement of existing UPVC doors and first terrace level.				
Application No:	<b>HGY/2011/2342</b>	Officer:	Valerie Okeiyi	Decision Date:	01/02/2012
Decision:	GTD				
Location:	40 Grasmere Road N10 2DJ				
Proposal:	Erection of single storey side extension, widening of existing glazed terrace door, partial replacement of back garden fence				
Application No:	<b>HGY/2011/2343</b>	Officer:	Valerie Okeiyi	Decision Date:	08/02/2012
Decision:	GTD				
Location:	168A Victoria Road N22 7XQ				
Proposal:	Excavation of basement with installation of rear doors and windows and associated landscaping				
Application No:	<b>HGY/2011/2353</b>	Officer:	John Ogenga P'Lakop	Decision Date:	14/02/2012
Decision:	GTD				
Location:	15 Thirlmere Road N10 2DL				
Proposal:	Erection of 2 rear dormers and insertion of 2 rooflights to front roofslope				

Application No:	<b>HGY/2012/0009</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	09/02/2012
Location:	15 Wroxham Gardens N11 2AY		
Proposal:	Erection of rear ground floor extension, enlargement of first floor rear window and installation of first floor rear Juliet balcony		
Application No:	<b>HGY/2012/0035</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	15/02/2012
Location:	126 Colney Hatch Lane N10 1ER		
Proposal:	Conversion of existing roof including new rear facing dormer window, together with roof extension over existing back addition, to extend existing bedsit room to form self-contained 1 bed flat		
Application No:	<b>HGY/2012/0040</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	21/02/2012
Location:	350 Alexandra Park Road N22 7BD		
Proposal:	Erection of single storey rear extension		
Application No:	<b>HGY/2012/0053</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	22/02/2012
Location:	18 Coniston Road N10 2BP		
Proposal:	Creation of lightwell to front of property		
Application No:	<b>HGY/2012/0078</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	23/03/2012
Location:	85 Dukes Avenue N10 2QD		
Proposal:	Erection of single storey rear extension		
Application No:	<b>HGY/2012/0147</b>	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	09/03/2012
Location:	69 Victoria Road N22 7XG		
Proposal:	Erection of rear conservatory (householder application)		
Application No:	<b>HGY/2012/0148</b>	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	09/03/2012
Location:	69 Victoria Road N22 7XG		
Proposal:	Certificate of Lawfulness for erection of rear dormer and insertion of two rooflights to front roofslope		
Application No:	<b>HGY/2012/0151</b>	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	09/03/2012
Location:	40 Clifton Road N22 7XN		
Proposal:	Certificate of Lawfulness for demolition of existing single storey rear extension and erection of single storey rear extension		
Application No:	<b>HGY/2012/0171</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	08/03/2012
Location:	Alexandra Palace Alexandra Palace Way N22 7AY		
Proposal:	Temporary use of car park as minicab rank on event days		

Application No: **HGY/2012/0191** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 16/03/2012  
 Location: 46 Grove Avenue N10 2AR  
 Proposal: Erection of single storey side extension (Householder Application)

Application No: **HGY/2012/0344** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 22/03/2012  
 Location: 63 Windermere Road N10 2RD  
 Proposal: Application for a non-material amendment following a grant of planning permission HGY/2011/1379 for erection of single storey side ground floor extension, to build only part of the proposal to the kitchen side only

Application No: **HGY/2012/0386** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 22/03/2012  
 Location: 155 Alexandra Park Road N22 7UL  
 Proposal: Roof extension including the erection of a pitched roof over the existing flat roof, erection of rear dormer and insertion of 4 x rooflights to front elevation.

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WARD: **Bounds Green**

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Application No: **HGY/2011/2089** Officer: Ruma Nowaz  
 Decision: PERM DEV Decision Date: 03/02/2012  
 Location: 20 Torrington Gardens N11 2AB  
 Proposal: Formation of hip to gable extension and erection of rear dormer to create a loft conversion

Application No: **HGY/2011/2144** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 03/02/2012  
 Location: 121 Bounds Green Road N11 2PP  
 Proposal: Display of 1 x internally illuminated fascia sign

Application No: **HGY/2011/2145** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 03/02/2012  
 Location: 121 Bounds Green Road N11 2PP  
 Proposal: Change of use from A1 (retail) to A5 (hot food takeaway) and installation of an extract duct to the rear.

Application No: **HGY/2011/2282** Officer: Jeffrey Holt  
 Decision: PERM DEV Decision Date: 02/02/2012  
 Location: 24 Woodfield Way N11 2PH  
 Proposal: Erection of side and rear dormers

Application No: **HGY/2011/2325** Officer: John Ogenga P'Lakop  
 Decision: REF Decision Date: 06/02/2012  
 Location: 90 Myddleton Road N22 8NQ  
 Proposal: Erection of ground floor rear extension to form 1 x new studio flat including demolition of existing walls to rear



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Application No:	<b>HGY/2012/0014</b>	Officer:	Valerie Okeiyi	Decision Date:	14/03/2012
Decision:	GTD				
Location:	24 Woodfield Way N11 2PH				
Proposal:	Erection of single storey rear extension (householder application)				
Application No:	<b>HGY/2012/0022</b>	Officer:	Tara Jane Fisher	Decision Date:	14/02/2012
Decision:	GTD				
Location:	5 Lascotts Road N22 8JG				
Proposal:	Erection of rear dormer to facilitate a loft conversion				
Application No:	<b>HGY/2012/0057</b>	Officer:	Tara Jane Fisher	Decision Date:	15/03/2012
Decision:	GTD				
Location:	39 Truro Road N22 8EH				
Proposal:	Erection of 2 storey three bedroom dwelling, balancing the pair of semi-detached existing dwellings at 37/39 Truro Road				
Application No:	<b>HGY/2012/0058</b>	Officer:	Awot Tesfai	Decision Date:	24/02/2012
Decision:	PERM REQ				
Location:	66 Woodfield Way N11 2NS				
Proposal:	Demolition of existing garage and erection of two storey extension				
Application No:	<b>HGY/2012/0060</b>	Officer:	Ruma Nowaz	Decision Date:	20/03/2012
Decision:	PERM DEV				
Location:	20 Herbert Road N11 2QN				
Proposal:	Erection of rear dormer				
Application No:	<b>HGY/2012/0204</b>	Officer:	Subash Jain	Decision Date:	19/03/2012
Decision:	GTD				
Location:	Flat A 131 Whittington Road N22 8YP				
Proposal:	Installation of rooflight to rear bathroom extension (extension approved under reference HGY/2011/1917)				

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WARD: **Bruce Grove**


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Application No:	<b>HGY/2011/1835</b>	Officer:	Ruma Nowaz	Decision Date:	03/02/2012
Decision:	PERM DEV				
Location:	22 Hartham Road N17 6RZ				
Proposal:	Erection of rear dormer with insertion of 2 x rooflights to front elevation				
Application No:	<b>HGY/2011/2210</b>	Officer:	Matthew Gunning	Decision Date:	17/02/2012
Decision:	GTD				
Location:	131 Napier Road N17 6YQ				
Proposal:	Application for a non-material amendment following a grant of planning permission HGY/2008/2099 to change pitched roof above first floor to flat roof				

Application No:	<b>HGY/2011/2292</b>	Officer:	Jeffrey Holt	Decision Date:	02/03/2012
Decision:	GTD				
Location:	Enfield Magistrates Court Lordship Lane N17 6RT				
Proposal:	Listed Building Consent for internal alterations to form new public waiting areas, 3nr interview rooms and the extension of courtroom 6, together with renewal of decorations and flooring to other internal areas.				
Application No:	<b>HGY/2012/0003</b>	Officer:	Matthew Gunning	Decision Date:	20/03/2012
Decision:	REF				
Location:	26 Morrison Avenue N17 6TU				
Proposal:	Conversion of property into two self-contained flats and erection of single storey rear extension.				
Application No:	<b>HGY/2012/0032</b>	Officer:	Ruma Nowaz	Decision Date:	20/03/2012
Decision:	REF				
Location:	79 Dongola Road N17 6EB				
Proposal:	Use of property as six studio flats				
Application No:	<b>HGY/2012/0083</b>	Officer:	Jeffrey Holt	Decision Date:	21/03/2012
Decision:	GTD				
Location:	44 Napier Road N17 6YE				
Proposal:	Change of use of ground floor from retail (A1) to residential (C3) comprising 1 x two bed flat, entailing alterations to front elevation and erection of rear/side ground floor extensions				
Application No:	<b>HGY/2012/0138</b>	Officer:	John Ogenga P'Lakop	Decision Date:	05/03/2012
Decision:	PERM DEV				
Location:	52 Bruce Grove N17 6RN				
Proposal:	Change of use of property from C3 (residential) to C4 (HMO)				
Application No:	<b>HGY/2012/0165</b>	Officer:	John Ogenga P'Lakop	Decision Date:	14/03/2012
Decision:	REF				
Location:	45 Fairbourne Road N17 6TP				
Proposal:	Erection of rear dormer and insertion of 2 rooflights to front roofslope				
Application No:	<b>HGY/2012/0199</b>	Officer:	John Ogenga P'Lakop	Decision Date:	19/03/2012
Decision:	PERM DEV				
Location:	30 Dunloe Avenue N17 6LA				
Proposal:	Certificate of lawfulness for change of use of property from C3 (residential) to C4 (HMO)				
Application No:	<b>HGY/2012/0202</b>	Officer:	Michelle Bradshaw	Decision Date:	19/03/2012
Decision:	REF				
Location:	73 Pembury Road N17 6SS				
Proposal:	Erection of side/rear two storey extension, erection of rear extension, front garage and porch. Erection of rear dormer to facilitate a loft conversion.				
Application No:	<b>HGY/2012/0237</b>	Officer:	Jeffrey Holt	Decision Date:	22/03/2012
Decision:	GTD				
Location:	5 Sperling Road N17 6UQ				
Proposal:	Erection of single storey rear and side extensions				

WARD: **Crouch End**

Application No:	<b>HGY/2010/2224</b>	Officer:	Stuart Cooke
Decision:	GTD	Decision Date:	20/02/2012
Location:	Gladwell Garages, Gladwell Road, R/O 60-68 Cecile Park N8 9AX		
Proposal:	Approval of details pursuant to condition 2 (Materials), condition 3 (Hard and soft Landscaping), condition 4 (Arboriculturist Drawings), condition 7 (Structural Engineers), condition 9 (Soil contamination), condition 11 (bin store) condition 12 (Car parking spaces) and condition 13 (Traffic) attached to Appeal Reference App/Y/5420/A/08/2088980		
Application No:	<b>HGY/2011/1531</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	02/03/2012
Location:	8 Bedford Road N8 8HL		
Proposal:	Extension to existing infill extension and erection of rear dormer		
Application No:	<b>HGY/2011/1998</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	12/03/2012
Location:	55 Shepherds Hill N6 5QP		
Proposal:	Tree works to include various works to various trees.		
Application No:	<b>HGY/2011/2104</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	19/03/2012
Location:	Flat 6, 12 Christchurch Road N8 9QL		
Proposal:	Approval of details pursuant to condition 4 (outbuilding), condition 5 (trees), condition 6 (protected trees), condition 7 (screening and planting), condition 8 (use of outbuilding) and condition 9 (materials) attached to planning application HGY/2011/1425		
Application No:	<b>HGY/2011/2168</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	19/03/2012
Location:	15 Mount View Road N4 4SS		
Proposal:	Erection of 2 rear dormers, insertion of 1 rooflight to rear roofslope and insertion of 4 rooflights to front roofslope (householder application)		
Application No:	<b>HGY/2011/2184</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	02/03/2012
Location:	Flat 2 58 Coolhurst Road N8 8EU		
Proposal:	Replacement of existing rear extension with new basement and ground floor extension, replacement of existing metal crittall window to front elevation and new window to side elevation		
Application No:	<b>HGY/2011/2239</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	30/01/2012
Location:	Malpas Cottage Edison Road N8 8AE		
Proposal:	Erection of single storey rear extension		
Application No:	<b>HGY/2011/2250</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	16/03/2012
Location:	15 Wolseley Road N8 8RR		
Proposal:	Excavation of part of the front garden to provide lightwell addition to one window and one new entrance door at lower ground floor. Re-arrangement of front garden flower beds and removal of 1 x tree		

Application No:	<b>HGY/2011/2263</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	03/02/2012
Location:	80 Priory Gardens N6 5QS		
Proposal:	Tree works to include reduce crown by 25%, pruning and removing weight on the lee side of 1 x leaning Walnut		
Application No:	<b>HGY/2011/2290</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	09/02/2012
Location:	Stanhope Road O/S 1-18 Stanhope House 38/40 Shepherds Hill N6 5RR		
Proposal:	Installation of green cabinet (Prior Approval)		
Application No:	<b>HGY/2011/2334</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	23/03/2012
Location:	Ground Floor Flat 22 Coleridge Road N8 8ED		
Proposal:	Demolition of existing garden shed and erection of new shed		
Application No:	<b>HGY/2011/2335</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	28/02/2012
Location:	14 The Coach House Shepherds Hill N6 5AQ		
Proposal:	Conversion and enlargement of existing coach house, bedsit and flat into single residential dwelling, including raising the overall ridge height. Excavation of garage to create an additional third level of accommodation. Erection of rear extension and provision of new roof mounted skylights.		
Application No:	<b>HGY/2012/0005</b>	Officer:	Awot Tesfai
Decision:	REF	Decision Date:	10/02/2012
Location:	23 Claremont Road N6 5DA		
Proposal:	Minor alterations to front and rear elevations and erection of roof dormer extension		
Application No:	<b>HGY/2012/0019</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	19/03/2012
Location:	20 Tivoli Road N8 8RE		
Proposal:	Erection of rear dormer window with insertion of 2 x rooflights to front and 1 x rooflight to rear		
Application No:	<b>HGY/2012/0034</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	16/02/2012
Location:	2 Sandringham Gardens N8 9HU		
Proposal:	Erection of two storey side extension with associated roof and internal alterations, external landscaping and conversion of detached garage into annex		
Application No:	<b>HGY/2012/0039</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	16/02/2012
Location:	34 Tivoli Road N8 8RE		
Proposal:	Erection of single storey side extension including opening up the rear elevation to create new sliding, folding doors		
Application No:	<b>HGY/2012/0095</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	02/03/2012
Location:	Flat 5 12 Christchurch Road N8 9QL		
Proposal:	Erection of cat slide dormer window		

Application No:	<b>HGY/2012/0097</b>	Officer:	Tara Jane Fisher	Decision Date:	02/03/2012
Decision:	GTD				
Location:	18 Claremont Road N6 5BY				
Proposal:	Erection of single storey rear extension and insertion of 3 x conservation rooflights				
Application No:	<b>HGY/2012/0101</b>	Officer:	Michelle Bradshaw	Decision Date:	05/03/2012
Decision:	REF				
Location:	155 Ferme Park Road N8 9BP				
Proposal:	Provision of new external staircase from first floor flat to rear garden				
Application No:	<b>HGY/2012/0127</b>	Officer:	Valerie Okeiyi	Decision Date:	09/03/2012
Decision:	GTD				
Location:	38 Haringey Park N8 9JD				
Proposal:	Erection of single storey rear extension (householder application)				
Application No:	<b>HGY/2012/0133</b>	Officer:	Jeffrey Holt	Decision Date:	07/03/2012
Decision:	GTD				
Location:	Bryanstone Road, S/O 12 Shanklin Road N8 8TJ				
Proposal:	Installation of green broadband cabinet (Prior Approval)				
Application No:	<b>HGY/2012/0134</b>	Officer:	Jeffrey Holt	Decision Date:	07/03/2012
Decision:	GTD				
Location:	Crescent Road, O/S 7-12 Williams Close, Crescent Road N8 8EN				
Proposal:	Installation of green broadband cabinet (Prior Approval)				
Application No:	<b>HGY/2012/0137</b>	Officer:	Awot Tesfai	Decision Date:	09/03/2012
Decision:	REF				
Location:	48A Coolhurst Road N8 8EU				
Proposal:	Replacement of rear ground floor kitchen window with new frameless double-glazed window, and replacement of rear first floor bedroom window with new full-width frameless double-glazed window				
Application No:	<b>HGY/2012/0153</b>	Officer:	Michelle Bradshaw	Decision Date:	13/03/2012
Decision:	GTD				
Location:	Flat A 9 Gladwell Road N8 9AA				
Proposal:	Erection of lean to conservatory to rear of property				
Application No:	<b>HGY/2012/0178</b>	Officer:	Jeffrey Holt	Decision Date:	15/03/2012
Decision:	GTD				
Location:	9 Cecile Park N8 9AX				
Proposal:	Erection of 16m boundary fence with a side return				
Application No:	<b>HGY/2012/0190</b>	Officer:	Gareth Prosser	Decision Date:	16/03/2012
Decision:	GTD				
Location:	Ground Floor Flat, 1 Coolhurst Road N8 8EP				
Proposal:	Erection of single storey side extension to garden flat				

Application No:	<b>HGY/2012/0209</b>	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	21/03/2012
Location:	16 Park Road N8 8TD		
Proposal:	Erection of rear extension at first floor level replacing existing bathroom to provide self contained studio flat. Alteration to existing two bedroom flat accommodating bathroom, retention of existing retail unit at ground floor level		
Application No:	<b>HGY/2012/0210</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	21/03/2012
Location:	51 Priory Gardens N6 5QU		
Proposal:	Erection of Gable-end build-up with side roof extension together with a dormer roof extension to the rear elevation and Insertion of 2 x rooflights to the front elevation		
Application No:	<b>HGY/2012/0218</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	21/03/2012
Location:	Flat 1 15 Crouch Hall Road N8 8HT		
Proposal:	Basement Extension, creation of new front area with associated railings and replacement of existing stepped access with a new metal staircase.		
Application No:	<b>HGY/2012/0239</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	23/03/2012
Location:	131 Crouch Hill N8 9QH		
Proposal:	Demolition of existing single storey rear extension and replacement with similar flat roof extension with glazed extension alongside. Erection of a dormer to front elevation and extension of existing basement		
Application No:	<b>HGY/2012/0248</b>	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	23/03/2012
Location:	63 Ferme Park Road N8 9RY		
Proposal:	Use of property as 11 self-contained flats		
Application No:	<b>HGY/2012/0278</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	22/03/2012
Location:	13 Wolseley Road N8 8RR		
Proposal:	Demolition of existing rear single storey extension and erection of new rear single storey extension		

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**WARD: Fortis Green**


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Application No:	<b>HGY/2011/1945</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	17/02/2012
Location:	33 Bancroft Avenue N2 0AR		
Proposal:	Conversion of garage to habitable room, erection of two storey rear extension and roof and loft extension with insertion of front, rear and side rooflights		
Application No:	<b>HGY/2011/1947</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	14/03/2012
Location:	17 Kings Avenue N10 1PA		
Proposal:	Creation of lightwell to front garden and erection of two storey rear extension		

Application No:	<b>HGY/2011/2251</b>	Officer:	Tara Jane Fisher
Decision:	REF	Decision Date:	17/02/2012
Location:	4B Grove Road N15 5HJ		
Proposal:	Roof extension to provide additional rooms		
Application No:	<b>HGY/2011/2291</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	02/02/2012
Location:	110 Creighton Avenue N2 9BJ		
Proposal:	Erection of rear dormer with insertion of 3 x rooflights to front roofslope		
Application No:	<b>HGY/2011/2294</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	16/03/2012
Location:	179 Creighton Avenue N2 9BL		
Proposal:	Demolition of existing 6 bedroom detached house and 1 x existing garden building. Erection of a new 6 bedroom detached dwelling house with basement level, car parking and creation of a new crossover		
Application No:	<b>HGY/2011/2304</b>	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	03/02/2012
Location:	488 Muswell Hill Broadway N10 1BT		
Proposal:	Change of use of proposed extension at rear from A1 (Retail / Storage) to C3 (Residential).		
Application No:	<b>HGY/2011/2324</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	19/03/2012
Location:	17 Ringwood Avenue N2 9NT		
Proposal:	Tree works to include trunk clean up to 5 metres and removal of overhanging branches by 3 metres to 1x Oak and trunk clean up to 5 metres and crown thin by 20% to 1x Oak.		
Application No:	<b>HGY/2011/2340</b>	Officer:	Awot Tesfai
Decision:	GTD	Decision Date:	07/02/2012
Location:	21 Twyford Avenue N2 9NU		
Proposal:	Erection of single storey rear extension, addition of pitched roof to garage and conversion to habitable space		
Application No:	<b>HGY/2012/0044</b>	Officer:	Awot Tesfai
Decision:	GTD	Decision Date:	21/02/2012
Location:	2 Twyford Avenue N2 9NJ		
Proposal:	Replacement of front garage doors with bay window and erection of side single storey ground floor extension		
Application No:	<b>HGY/2012/0052</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	22/02/2012
Location:	90 Barrenger Road N10 1JA		
Proposal:	Erection of rear ground floor extension		
Application No:	<b>HGY/2012/0061</b>	Officer:	Gareth Prosser
Decision:	PERM DEV	Decision Date:	22/02/2012
Location:	2 Twyford Avenue N2 9NJ		
Proposal:	Insertion of two velux windows to front roofslope, erection of rear dormer with Juliette balcony and extension of side gable		

Application No:	<b>HGY/2012/0063</b>	Officer:	Ruma Nowaz	Decision Date:	28/02/2012
Decision:	GTD				
Location:	Treehouse School Woodside Avenue N10 3JA				
Proposal:	Display of 2 x non illuminated freestanding sign				
Application No:	<b>HGY/2012/0064</b>	Officer:	John Ogenga P'Lakop	Decision Date:	16/02/2012
Decision:	GTD				
Location:	Ground Floor Flat 18 Greenham Road N10 1LP				
Proposal:	Erection of wooden garden building to rear				
Application No:	<b>HGY/2012/0080</b>	Officer:	Tara Jane Fisher	Decision Date:	21/02/2012
Decision:	GTD				
Location:	130 Osier Crescent N10 1RF				
Proposal:	Tree works to include felling of 1 x Cherry tree				
Application No:	<b>HGY/2012/0100</b>	Officer:	Jeffrey Holt	Decision Date:	05/03/2012
Decision:	PERM REQ				
Location:	3 Sussex Gardens N6 4LY				
Proposal:	Conversion of integral garage into habitable living space				
Application No:	<b>HGY/2012/0103</b>	Officer:	Tara Jane Fisher	Decision Date:	13/03/2012
Decision:	GTD				
Location:	14 Eastern Road N2 9LD				
Proposal:	Approval of details pursuant to condition 3 (proposed foundations) attached to planning permission HGY/2011/0640				
Application No:	<b>HGY/2012/0144</b>	Officer:	Jeffrey Holt	Decision Date:	09/03/2012
Decision:	GTD				
Location:	57 Pages Hill N10 1EH				
Proposal:	Tree works to include various works to various trees				
Application No:	<b>HGY/2012/0173</b>	Officer:	Michelle Bradshaw	Decision Date:	15/03/2012
Decision:	GTD				
Location:	6 Pages Hill N10 1QA				
Proposal:	Erection of ground floor single storey rear extension				
Application No:	<b>HGY/2012/0205</b>	Officer:	Michelle Bradshaw	Decision Date:	20/03/2012
Decision:	GTD				
Location:	6 Queens Avenue N10 3NR				
Proposal:	Demolition of existing front wall / path and erection of new Edwardian style front boundary wall and path				
Application No:	<b>HGY/2012/0206</b>	Officer:	Jeffrey Holt	Decision Date:	19/03/2012
Decision:	GTD				
Location:	2 Strawberry Terrace, Coppetts Road N10 1JZ				
Proposal:	Insertion of new window to front north side elevation				



Application No: **HGY/2012/0217** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 19/03/2012  
 Location: Flat A 15 Kings Avenue N10 1PA  
 Proposal: Use of basement floor as a self contained unit

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**WARD: Harringay**


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Application No: **HGY/2011/1861** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 23/03/2012  
 Location: 611 Green Lanes N8 0RE  
 Proposal: Use of part of ground floor as a self contained office

Application No: **HGY/2011/2087** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 19/03/2012  
 Location: Rear of 38-40 Park Road N15 3HR  
 Proposal: Removal of existing garage and erection of 2 x 2 bed semi-detached single storey dwellings with a sun room on the roof terrace

Application No: **HGY/2011/2217** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 03/02/2012  
 Location: 108 Seymour Road N8 0BG  
 Proposal: Use of property as two self contained flats.

Application No: **HGY/2011/2267** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 31/01/2012  
 Location: 501 Green Lanes N4 1AL  
 Proposal: Erection of green house at first floor level at the rear.

Application No: **HGY/2011/2298** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 03/02/2012  
 Location: Land at 677 Green Lanes N8 0QY  
 Proposal: Retention of 1 x internally illuminated freestanding panel

Application No: **HGY/2011/2358** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 09/02/2012  
 Location: 37B Warham Road N4 1AR  
 Proposal: Erection of rear dormer with insertion of 2 x rooflights to front elevation

Application No: **HGY/2012/0006** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 05/03/2012  
 Location: 443 Green Lanes N4 1HA  
 Proposal: Use for property as two self contained flats

Application No: **HGY/2012/0049** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 21/02/2012  
 Location: 4A Odsey Villas, Umfreville Road N4 1RX  
 Proposal: Erection of ground floor rear extension

Application No: **HGY/2012/0050** Officer: Gareth Prosser  
 Decision: REF Decision Date: 16/03/2012  
 Location: 595 Green Lanes N8 0RE  
 Proposal: Change of use of ground floor storage and first floor office to provide 2 x one bed flats at ground floor level and 2 x one bed flats at first floor level

Application No: **HGY/2012/0155** Officer: Jeffrey Holt  
 Decision: PERM DEV Decision Date: 12/03/2012  
 Location: 16 Lothair Road South N4 1EL  
 Proposal: Certificate of Lawfulness for use of property as two self contained flats.

Application No: **HGY/2012/0175** Officer: Sarah Madondo  
 Decision: PERM REQ Decision Date: 23/03/2012  
 Location: 12 Willoughby Road N8 0HR  
 Proposal: Use of property as seven self contained flats including an outbuilding.

Application No: **HGY/2012/0176** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 15/03/2012  
 Location: 43B Wightman Road N4 1RQ  
 Proposal: Replacement of existing timber single-glazed sash windows with new PVCu double-glazed windows

Application No: **HGY/2012/0198** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 16/03/2012  
 Location: 4A Odsey Villas, Umfreville Road N4 1RX  
 Proposal: Erection of single storey rear extension

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**WARD: Highgate**


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Application No: **HGY/2010/1275** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 23/03/2012  
 Location: 6a Church Road N6 4QT  
 Proposal: Approval of details pursuant to conditions 3 (external materials), 4 (sedum roof), 5 (landscaping scheme), 8 (foundation details), 10(details of service runs and drainage), 13 (external lighting), 14 (boundary fencing), 15 (building height) and 16 (double garage) attached to planning permission ref: HGY/2006/1666

Application No: **HGY/2011/0556** Officer: Jill Warren  
 Decision: REF Decision Date: 16/03/2012  
 Location: 25 Broadlands Road N6 4AE  
 Proposal: Creation of a basement in the front garden to provide a swimming pool, home cinema, utility and lightwell (householder application)

Application No:	<b>HGY/2011/1070</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	20/03/2012
Location:	14 Stanhope Road N6 5DB		
Proposal:	Application for a new planning permission to replace an extant planning permission HGY/2008/0751 in order to extend the time limit for implementation of erection of single storey side and rear extension		
Application No:	<b>HGY/2011/1369</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	03/02/2012
Location:	Wren View Hornsey Lane N6 5LH		
Proposal:	Tree works to include thinning, pruning and reshaping of 1 x Sycamore tree		
Application No:	<b>HGY/2011/1394</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	22/03/2012
Location:	8 Causton Road N6 5ES		
Proposal:	Erection of rear dormer and insertion of 3 x rooflights to front roofslope		
Application No:	<b>HGY/2011/1584</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	19/03/2012
Location:	Channing School Highgate Hill N6 5HF		
Proposal:	Erection of lower ground floor extension to existing 1950s school extension to provide additional dining facilities and space for electric transformer room, with associated external hard landscaping (Extension to consultation period of 14 days)		
Application No:	<b>HGY/2011/1585</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	19/03/2012
Location:	Channing School Highgate Hill N6 5HF		
Proposal:	Listed building consent for erection of lower ground floor extension to existing 1950s school extension to provide additional dining facilities and space for electric transformer room, with associated external hard landscaping		
Application No:	<b>HGY/2011/1898</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	31/01/2012
Location:	90 Milton Park N6 5PZ		
Proposal:	Demolition and reconstruction of dwelling with basement converted to habitable space, front and rear lightwells and rear rooflight		
Application No:	<b>HGY/2011/2050</b>	Officer:	Subash Jain
Decision:	GTD	Decision Date:	03/02/2012
Location:	5 Grange Road N6 4AR		
Proposal:	Approval of Details pursuant to Conditon 4 and 5 (landscaping) and 13 (refuse and recycling) attached to planning permission HGY/2009/1248		
Application No:	<b>HGY/2011/2139</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	17/02/2012
Location:	19 Cholmeley Crescent N6 5EZ		
Proposal:	Erection of single storey rear extension		

Application No:	<b>HGY/2011/2188</b>	Officer:	Valerie Okeiyi	Decision Date:	21/03/2012
Decision:	GTD				
Location:	306 Archway Road N6 5AU				
Proposal:	Alterations to shopfront				
Application No:	<b>HGY/2011/2208</b>	Officer:	Tara Jane Fisher	Decision Date:	09/03/2012
Decision:	GTD				
Location:	8 North Grove N6 4SL				
Proposal:	Tree works to include pollarding of 1 x Oak tree				
Application No:	<b>HGY/2011/2245</b>	Officer:	Valerie Okeiyi	Decision Date:	31/01/2012
Decision:	GTD				
Location:	90 Milton Park N6 5PZ				
Proposal:	Conservation Area Consent for demolition and reconstruction of dwelling with basement converted to habitable space, front and rear lightwells and rear rooflight				
Application No:	<b>HGY/2011/2303</b>	Officer:	Valerie Okeiyi	Decision Date:	03/02/2012
Decision:	GTD				
Location:	Flat F, 214 Archway Road N6 5AX				
Proposal:	Erection of wooden shelter to rear				
Application No:	<b>HGY/2011/2311</b>	Officer:	John Ogenga P'Lakop	Decision Date:	09/02/2012
Decision:	GTD				
Location:	Garages at rear of 269 Archway Road N6 5BT				
Proposal:	Non-material amendment following a grant of planning permission HGY/2011/1250 for internal alterations to approved floor layout to form second bedroom, enlarged living space and improved bathroom accommodation. Minor alterations to allow for repositioned entrance door, insertion of rooflight in place of sun pipes				
Application No:	<b>HGY/2011/2313</b>	Officer:	Tara Jane Fisher	Decision Date:	06/02/2012
Decision:	GTD				
Location:	8 Wood Lane N6 5UB				
Proposal:	Enlargement of existing door opening at lower ground floor level; enlargement of windows within bay window at first floor level; and application of a render finish.				
Application No:	<b>HGY/2011/2317</b>	Officer:	Tara Jane Fisher	Decision Date:	06/02/2012
Decision:	GTD				
Location:	Elm Court Cholmeley Park N6 5EJ				
Proposal:	Replacement of existing metal (steel) UPVC windows / doors with double glazed windows / doors				
Application No:	<b>HGY/2011/2319</b>	Officer:	Valerie Okeiyi	Decision Date:	06/02/2012
Decision:	GTD				
Location:	9A Cholmeley Park N6 5ET				
Proposal:	Erection of rear dormer with insertion of 3 x rooflights to front elevation.				

Application No:	<b>HGY/2011/2332</b>	Officer:	Jeffrey Holt	Decision Date:	07/02/2012
Decision:	REF				
Location:	Flat 1, 46 Talbot Road N6 4QP				
Proposal:	Erection of new front wall, replacement of 5 windows to front elevation and erection of single storey rear extension				
Application No:	<b>HGY/2011/2348</b>	Officer:	Tara Jane Fisher	Decision Date:	08/02/2012
Decision:	GTD				
Location:	6A Grange Road N6 4AP				
Proposal:	Renewal of consent for permission for roof extension at second floor level and alterations to front and rear elevation allowed on appeal 24 March 1999 HGY/2009/0049				
Application No:	<b>HGY/2012/0011</b>	Officer:	Awot Tesfai	Decision Date:	14/02/2012
Decision:	GTD				
Location:	20/22 Cromwell Avenue N6 5HL				
Proposal:	Reconstruction of existing ground floor WC and shed to No 20 with matching new WC and shed to No 22 Cromwell Avenue.				
Application No:	<b>HGY/2012/0048</b>	Officer:	Tara Jane Fisher	Decision Date:	23/03/2012
Decision:	GTD				
Location:	373 Archway Road N6 4EJ				
Proposal:	Conversion of existing 5 bed flat into 1 x one bed flat and 1 x two bed flat, entailing new rear two storey extension				
Application No:	<b>HGY/2012/0069</b>	Officer:	Michelle Bradshaw	Decision Date:	27/02/2012
Decision:	GTD				
Location:	Flat A 39 Langdon Park Road N6 5PT				
Proposal:	Demolition of existing single storey rear extension and erection of new single storey extension with roof terrace, with associated alterations to landscaping and internal alterations. Insertion of new window on side elevation at ground floor. Alteration to first floor window to create door to terrace.				
Application No:	<b>HGY/2012/0075</b>	Officer:	Ruma Nowaz	Decision Date:	21/03/2012
Decision:	GTD				
Location:	43 Stormont Road N6 4NR				
Proposal:	Tree work to include crown lifting up to a maximum height of 4 metres of 1 x Beech tree				
Application No:	<b>HGY/2012/0119</b>	Officer:	Jeffrey Holt	Decision Date:	07/03/2012
Decision:	GTD				
Location:	28 Northwood Road N6 5TP				
Proposal:	Erection of rear dormer window to facilitate a loft conversion including alterations to existing windows to include a Juliette Balcony				
Application No:	<b>HGY/2012/0120</b>	Officer:	Valerie Okeiyi	Decision Date:	01/03/2012
Decision:	GTD				
Location:	71 Cromwell Avenue N6 5HS				
Proposal:	Insertion of roof lights at ground floor roof level, at 1st floor roof level, rear slope of the main roof. Alterations to fenestration and external finishes to the existing rear extension.				
Application No:	<b>HGY/2012/0122</b>	Officer:	Jeffrey Holt	Decision Date:	09/03/2012
Decision:	GTD				
Location:	28 Northwood Road N6 5TP				
Proposal:	Certificate of Lawfulness for erection of single storey rear extension				

Application No:	<b>HGY/2012/0143</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	20/03/2012
Location:	10 Grange Road N6 4AP		
Proposal:	Non-material amendments following a grant of planning permission HGY/2010/0274 to replace the middle first floor windows with French windows with metal railings to match other windows		
Application No:	<b>HGY/2012/0154</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	09/03/2012
Location:	103-107 North Hill N6 4DP		
Proposal:	Alterations and infill extension to provide two additional bedrooms, lounge and store room to the Dean Unit		
Application No:	<b>HGY/2012/0158</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	12/03/2012
Location:	Second Floor Flat 21 Cholmeley Park N6 5EL		
Proposal:	Certificate of Lawfulness for use of the second floor flat as two bedroom self contained flat.		
Application No:	<b>HGY/2012/0201</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	16/03/2012
Location:	6 Grange Road N6 4AP		
Proposal:	Refurbishment and extension of existing dwelling house adding ground floor extension to rear and remodelling of the master bedroom at first floor level.		
Application No:	<b>HGY/2012/0213</b>	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	27/02/2012
Location:	1 Hornsey Lane Gardens N6 5NX		
Proposal:	Erection of sloping H.W Glad balustrade to form roof terrace on existing flat roof and erection of dormer form access to terrace (householder application)		
Application No:	<b>HGY/2012/0223</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	22/03/2012
Location:	59 Gaskell Road N6 4DU		
Proposal:	Erection of rear dormer to facilitate a loft conversion		
Application No:	<b>HGY/2012/0243</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	16/03/2012
Location:	Oak Lawn Compton Avenue N6 4LB		
Proposal:	Tree works to include removal of epicormic shoots up to 2.5m, reduce, reshape the crown by 40% of 1 x Mature Oak Tree.		

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**WARD: Hornsey**


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Application No:	<b>HGY/2011/2047</b>	Officer:	Elizabeth Ennin-Gyasi
Decision:	GTD	Decision Date:	31/01/2012
Location:	4A Harold Road N8 7DE		
Proposal:	Approval of Details pursuant to Condition 3 (materials) attached to planning permission HGY/2011/1260		

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Application No:	<b>HGY/2011/2320</b>	Officer:	Sarah Madondo	Decision Date:	06/02/2012
Decision:	PERM DEV				
Location:	80 High Street N8 7NU				
Proposal:	Use of rear of ground floor and upper levels as five self contained flats				
Application No:	<b>HGY/2011/2329</b>	Officer:	Valerie Okeiyi	Decision Date:	06/02/2012
Decision:	GTD				
Location:	70 Tottenham Lane N8 7EE				
Proposal:	Erection of single storey rear conservatory extension				
Application No:	<b>HGY/2012/0098</b>	Officer:	Sarah Madondo	Decision Date:	16/02/2012
Decision:	GTD				
Location:	57B Nightingale Lane N8 7RA				
Proposal:	Formation of rear dormer and insertion of 3 rooflights to front roofslope				
Application No:	<b>HGY/2012/0135</b>	Officer:	Jeffrey Holt	Decision Date:	07/03/2012
Decision:	GTD				
Location:	Campsbourne Road, S/O 6 Campsbourne Parade N8 7PR				
Proposal:	Installation of green broadband cabinet (Prior Approval)				
Application No:	<b>HGY/2012/0181</b>	Officer:	Valerie Okeiyi	Decision Date:	15/03/2012
Decision:	GTD				
Location:	123 Tottenham Lane N8 9BJ				
Proposal:	Use of property as two self contained flats				
Application No:	<b>HGY/2012/0215</b>	Officer:	Valerie Okeiyi	Decision Date:	16/03/2012
Decision:	GTD				
Location:	Pump House New River Avenue N8 7QD				
Proposal:	Non-material amendment following a grant of planning permission HGY/2011/2034 which also included the relocation of the air handling units and maintenance gantry				

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**WARD: Muswell Hill**


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Application No:	<b>HGY/2011/1841</b>	Officer:	Michelle Bradshaw	Decision Date:	28/02/2012
Decision:	GTD				
Location:	Valette Court, St James's Lane N10 3RA				
Proposal:	Installation of digital TV system				
Application No:	<b>HGY/2011/1918</b>	Officer:	Valerie Okeiyi	Decision Date:	03/02/2012
Decision:	GTD				
Location:	70 Park Road N8 8SX				
Proposal:	Installation of retractable awnings including planters to front elevation.				

Application No:	<b>HGY/2011/2000</b>	Officer:	Valerie Okeiyi	Decision Date:	23/03/2012
Decision:	GTD				
Location:	151 Hornsey Central Surgery Park Road N8 8JD				
Proposal:	Installation of photovoltaic modules on the flat roof of the building				
Application No:	<b>HGY/2011/2084</b>	Officer:	Valerie Okeiyi	Decision Date:	12/03/2012
Decision:	GTD				
Location:	61 Connaught Gardens N10 3LG				
Proposal:	Demolition of existing balcony and lean-to. Erection of single storey rear extension with balcony to ground floor and roof terrace to first floor (householder application)				
Application No:	<b>HGY/2011/2125</b>	Officer:	Ruma Nowaz	Decision Date:	02/02/2012
Decision:	REF				
Location:	Interiors House (The Courtyard) Lynton Road N8 8SR				
Proposal:	Change of use of building from B1 (Office) to D1.				
Application No:	<b>HGY/2011/2133</b>	Officer:	Tara Jane Fisher	Decision Date:	06/02/2012
Decision:	PERM DEV				
Location:	3 Ellington Road N10 3DD				
Proposal:	Demolition of existing lean to and erection of single storey rear extension				
Application No:	<b>HGY/2011/2191</b>	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	02/03/2012
Decision:	GTD				
Location:	128 Muswell Hill Road N10 3JD				
Proposal:	Erection of rear ground floor extension				
Application No:	<b>HGY/2011/2277</b>	Officer:	Elizabeth Ennin-Gyasi	Decision Date:	23/03/2012
Decision:	GTD				
Location:	13 Warner Road N8 7HB				
Proposal:	Erection of ground floor side/rear extension				
Application No:	<b>HGY/2011/2288</b>	Officer:	Valerie Okeiyi	Decision Date:	12/03/2012
Decision:	REF				
Location:	191 Park Road N8 8JJ				
Proposal:	Roof extension to create a studio and bathroom (Householder Application)(amended description)				
Application No:	<b>HGY/2011/2314</b>	Officer:	Ruma Nowaz	Decision Date:	03/02/2012
Decision:	PERM DEV				
Location:	66 Redston Road N8 7HE				
Proposal:	Erection of single storey lean to				
Application No:	<b>HGY/2011/2321</b>	Officer:	Tara Jane Fisher	Decision Date:	06/02/2012
Decision:	PERM DEV				
Location:	94 Barrington Road N8 8QX				
Proposal:	Erection of rear dormer with insertion of 2 x rooflights to front roofslope including french doors to rear elevation				



Application No:	<b>HGY/2011/2330</b>	Officer:	Ruma Nowaz	Decision Date:	13/02/2012
Decision:	PERM DEV				
Location:	35 Woodland Gardens N10 3UE				
Proposal:	Erection of rear dormer with insertion of 2 x rooflights to front and 1 x rooflights to rear elevation. Alterations to rear elevation fenestration and introduction of Juliette Balcony				
Application No:	<b>HGY/2011/2339</b>	Officer:	Ruma Nowaz	Decision Date:	09/02/2012
Decision:	GTD				
Location:	51 Connaught Gardens N10 3LG				
Proposal:	Erection of side and rear dormers				
Application No:	<b>HGY/2011/2352</b>	Officer:	Michelle Bradshaw	Decision Date:	08/02/2012
Decision:	GTD				
Location:	86 Park Road N8 8JQ				
Proposal:	Approval of details pursuant to condition 6 (outline travel plan) and 7 (provision of cycle racks) attached to planning reference HGY/2011/0743				
Application No:	<b>HGY/2012/0016</b>	Officer:	Jeffrey Holt	Decision Date:	21/02/2012
Decision:	GTD				
Location:	86 Woodland Gardens N10 3UB				
Proposal:	Demolition of existing rear ground floor bay window and extension, and erection of new rear ground floor extension				
Application No:	<b>HGY/2012/0023</b>	Officer:	Matthew Gunning	Decision Date:	19/03/2012
Decision:	PERM DEV				
Location:	258-260 Muswell Hill Broadway N10 3SH				
Proposal:	Certificate of Lawfulness for use of property as a Public House				
Application No:	<b>HGY/2012/0025</b>	Officer:	Tara Jane Fisher	Decision Date:	09/02/2012
Decision:	GTD				
Location:	Flat B 69 Woodland Gardens N10 3UE				
Proposal:	Insertion of two x rooflights to existing roof to kitchen and insertion of new enlarged kitchen window to rear upper floor				
Application No:	<b>HGY/2012/0037</b>	Officer:	Jeffrey Holt	Decision Date:	16/02/2012
Decision:	GTD				
Location:	95 Wood Vale N10 3DL				
Proposal:	Installation of solar PV panels to rear dormer roof				
Application No:	<b>HGY/2012/0041</b>	Officer:	John Ogenga P'Lakop	Decision Date:	23/03/2012
Decision:	GTD				
Location:	26 Etheldene Avenue N10 3QH				
Proposal:	Erection of 2 rear dormers and insertion of 1 rooflight to front roofslope				
Application No:	<b>HGY/2012/0054</b>	Officer:	Valerie Okeiyi	Decision Date:	22/02/2012
Decision:	GTD				
Location:	10 St James's Lane N10 3DB				
Proposal:	Erection of single storey ground floor rear / side extension, formation of rear dormer and various tree works				

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Application No:	<b>HGY/2012/0070</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	16/02/2012
Location:	133 Cranley Gardens N10 3AG		
Proposal:	Erection of single storey side and rear extension		
Application No:	<b>HGY/2012/0071</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	13/03/2012
Location:	135 Cranley Gardens N10 3AG		
Proposal:	Erection of single storey side extension and single storey rear extension with part two storey extension (householder application)		
Application No:	<b>HGY/2012/0079</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	28/02/2012
Location:	42a Onslow Gardens N10 3JX		
Proposal:	Replacement of existing rear conservatory with new rear brick built conservatory, and alterations to rear side elevation		
Application No:	<b>HGY/2012/0109</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	06/03/2012
Location:	2 Carysfort Road N8 8RB		
Proposal:	Erection of single storey side extension and small side utility extension		
Application No:	<b>HGY/2012/0162</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	13/03/2012
Location:	151 Cranley Gardens N10 3AG		
Proposal:	Erection of single storey rear ground floor extension		
Application No:	<b>HGY/2012/0164</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	14/03/2012
Location:	35 Woodland Gardens N10 3UE		
Proposal:	Enlargement of existing lightwells, introduction of new railings and construction of refuse / recycling store to front of property with associated hard and soft landscaping (householder application)		
Application No:	<b>HGY/2012/0187</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	16/03/2012
Location:	35 Woodland Gardens N10 3UE		
Proposal:	Erection a rear roof terrace on an existing flat roof		
Application No:	<b>HGY/2012/0188</b>	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	16/03/2012
Location:	93 Priory Road N8 8LY		
Proposal:	Erection of single storey rear extension		
Application No:	<b>HGY/2012/0221</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	22/03/2012
Location:	110 Priory Road N8 7HP		
Proposal:	Demolition of existing single storey rear projection and erection of single storey rear extension		

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**WARD: Noel Park**

Application No:	<b>HGY/2011/1720</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	19/03/2012
Location:	Rear of 36-46 Alexandra Road N8 0PP		
Proposal:	Approval of Details pursuant to Condition 3 (materials), Condition 4 (treatment of the surroundings), Condition 5 (hard landscaping), Condition 6 (levels), Condition 9 (refuse/waste storage) and Condition 13 (green roofs) attached to planning permission HGY/2011/0568		
Application No:	<b>HGY/2011/1871</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	16/03/2012
Location:	R/O 36-44 Alexandra Road N8 0PP		
Proposal:	Approval of Details pursuant to Condition 14 (Japanese Knotweed) attached to planning permission HGY/2011/0568		
Application No:	<b>HGY/2012/0002</b>	Officer:	Valerie Okeiyi
Decision:	PERM DEV	Decision Date:	07/02/2012
Location:	15 Gladstone Avenue N22 6JU		
Proposal:	Erection of single storey rear extension and erection of rear roof dormer		
Application No:	<b>HGY/2012/0021</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	14/02/2012
Location:	98 Turnpike Lane N8 0PH		
Proposal:	Erection of single storey rear extension		
Application No:	<b>HGY/2012/0068</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	13/03/2012
Location:	69 Burghley Road N8 0QG		
Proposal:	Retrospective planning application for retention of 2 existing self-contained flats and rear dormer window (Amended description)		
Application No:	<b>HGY/2012/0132</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	09/03/2012
Location:	183 & 183A Gladstone Avenue N22 6LB		
Proposal:	Replacement of existing white vertical sliding and casement style timber windows and timber doors with like-for like timber windows to front, PVCu windows and PVCu 2xG door to rear		
Application No:	<b>HGY/2012/0136</b>	Officer:	Subash Jain
Decision:	GTD	Decision Date:	14/03/2012
Location:	221 + 221a Gladstone Avenue N22 6LB		
Proposal:	Replacement of existing white timber casement and vertical sliding windows / timber side and rear entrance doors with new white timber casement and vertical sliding windows / timber side and rear entrance doors		

**WARD: Northumberland Park**

Application No:	<b>HGY/2011/2356</b>	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	07/02/2012
Location:	38 Sutherland Road N17 0BN		
Proposal:	Creation of starter unit with access from public highway Argyle Road		

Application No:	<b>HGY/2012/0010</b>	Officer:	Awot Tesfai	Decision Date:	08/02/2012
Decision:	GTD				
Location:	1-14 Cooperage Close N17 0HF				
Proposal:	Replacement of existing white painted timber sliding sash and casement windows and doors with white PVCu double glazed windows and doors				
Application No:	<b>HGY/2012/0017</b>	Officer:	Michelle Bradshaw	Decision Date:	21/02/2012
Decision:	GTD				
Location:	34 & 34A Park Lane N17 0JT				
Proposal:	Replacement of existing white painted timber sliding sash and casement windows and doors with white PVCu double-glazed windows and doors.				
Application No:	<b>HGY/2012/0072</b>	Officer:	Ruma Nowaz	Decision Date:	03/02/2012
Decision:	GTD				
Location:	83 Brantwood Road N17 0DT				
Proposal:	Use of property as 2 self-contained flats				
Application No:	<b>HGY/2012/0096</b>	Officer:	Jeffrey Holt	Decision Date:	02/03/2012
Decision:	GTD				
Location:	748 High Road N17 0AL				
Proposal:	Non- material amendment following a grant of planning permission HGY/2010/1000				
Application No:	<b>HGY/2012/0140</b>	Officer:	Tara Jane Fisher	Decision Date:	05/03/2012
Decision:	GTD				
Location:	23 St Pauls Road N17 0ND				
Proposal:	Change of use of property from C3 (residential) to C4 (HMO)				

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**WARD: St Anns**


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Application No:	<b>HGY/2011/1796</b>	Officer:	John Ogenga P'Lakop	Decision Date:	03/02/2012
Decision:	GTD				
Location:	128 Haringay Road N15 3HL				
Proposal:	Erection of a 2 storey rear extension and conversion of the property to form two self-contained flats.				
Application No:	<b>HGY/2011/2134</b>	Officer:	John Ogenga P'Lakop	Decision Date:	06/03/2012
Decision:	REF				
Location:	Land adjacent to 1 Rowley Road N15 3AX				
Proposal:	Demolition of existing garages and erection of one bedroom residential dwelling				
Application No:	<b>HGY/2012/0038</b>	Officer:	Ruma Nowaz	Decision Date:	05/03/2012
Decision:	GTD				
Location:	36 Station Crescent N15 5BE				
Proposal:	Erection of single storey rear ground floor extension				

Application No: **HGY/2012/0055** Officer: Jeffrey Holt  
 Decision: PERM DEV Decision Date: 22/02/2012  
 Location: 66 Black Boy Lane N15 3AR  
 Proposal: Erection of rear dormer, rear addition and insertion of 3 rooflights to front roofslope

Application No: **HGY/2012/0077** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 28/02/2012  
 Location: 33 Grand Parade N4 1LG  
 Proposal: Use of property as A2 (office) use

Application No: **HGY/2012/0114** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 29/02/2012  
 Location: Flat 24, Chedworth House, 227 West Green Road N15 5EH  
 Proposal: Replacement of existing white timber frame windows with white PVCu frame windows

Application No: **HGY/2012/0139** Officer: Michelle Bradshaw  
 Decision: PERM DEV Decision Date: 19/03/2012  
 Location: 171 Haringay Road N15 3HP  
 Proposal: Certificate of lawfulness for change of use of property from C3 (residential) to C4 (HMO)

Application No: **HGY/2012/0146** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 20/03/2012  
 Location: 267C West Green Road N15 3BH  
 Proposal: Use of property as a two bed self contained flat

Application No: **HGY/2012/0219** Officer: Jeffrey Holt  
 Decision: REF Decision Date: 22/03/2012  
 Location: Rear of 63 Grand Parade N4 1AF  
 Proposal: Change of use from retail (A1) to Turkish Coffee House (Sui Generis)

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**WARD: Seven Sisters**

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Application No: **HGY/2011/1994** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 08/03/2012  
 Location: 68 Wellington Avenue N15 6BB  
 Proposal: Erection of ground floor rear extension

Application No: **HGY/2011/2129** Officer: Tara Jane Fisher  
 Decision: GTD Decision Date: 19/03/2012  
 Location: 130 Castlewood Road N15 6BE  
 Proposal: Erection of front and rear dormers (householder application)

Application No:	<b>HGY/2011/2165</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	07/02/2012
Location:	23 Craven Park Road N15 6AA		
Proposal:	Erection of single storey rear extension and erection of front/rear dormer		
Application No:	<b>HGY/2011/2185</b>	Officer:	Jeffrey Holt
Decision:	GTD	Decision Date:	08/03/2012
Location:	151 Castlewood Road N15 6BD		
Proposal:	Erection of of single storey rear/side extension		
Application No:	<b>HGY/2011/2283</b>	Officer:	Ruma Nowaz
Decision:	GTD	Decision Date:	09/02/2012
Location:	43 Vartry Road N15 6PR		
Proposal:	Erection of ground and first floor rear extensions and conversion to form three one-bedroom self-contained flats.		
Application No:	<b>HGY/2011/2322</b>	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	06/02/2012
Location:	51 Hillside Road N15 6LU		
Proposal:	Erection of two storey rear extension and erection of dormer roof extension to the front and rear elevation		
Application No:	<b>HGY/2011/2338</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	09/02/2012
Location:	119 & 121 Wargrave Avenue N15 6TX		
Proposal:	Erection of part single/part two storey rear addition and second floor extension with accommodation at 3rd floor level		
Application No:	<b>HGY/2011/2344</b>	Officer:	Jeffrey Holt
Decision:	REF	Decision Date:	02/02/2012
Location:	121 & 123 Gladesmore Road N15 6TL		
Proposal:	Erection of first and second floor extensions on both properties including erection of ground floor side addition to No. 123.		
Application No:	<b>HGY/2011/2354</b>	Officer:	Awot Tesfai
Decision:	REF	Decision Date:	14/02/2012
Location:	24a Vartry Road N15 6PT		
Proposal:	Erection of rear single storey ground floor extension		
Application No:	<b>HGY/2012/0008</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	16/03/2012
Location:	80 High Road N15 6JU		
Proposal:	Erection of ground floor rear extension		
Application No:	<b>HGY/2012/0046</b>	Officer:	Michelle Bradshaw
Decision:	REF	Decision Date:	21/02/2012
Location:	86 Craven Park Road N15 6AB		
Proposal:	Erection of single storey rear extension and erection of front and rear dormers		

Application No:	<b>HGY/2012/0047</b>	Officer:	Michelle Bradshaw	Decision Date:	21/02/2012
Decision:	GTD				
Location:	83 Ferndale Road N15 6UG				
Proposal:	Erection of additional floor and erection of single storey rear extension				
Application No:	<b>HGY/2012/0059</b>	Officer:	John Ogenga P'Lakop	Decision Date:	16/03/2012
Decision:	PERM DEV				
Location:	34 Hillside Road N15 6NB				
Proposal:	Certificate of Lawfulness for erection of ground floor rear/side extension, formation of rear dormer and insertion of two rooflights to front roofslope				
Application No:	<b>HGY/2012/0076</b>	Officer:	Jeffrey Holt	Decision Date:	12/03/2012
Decision:	PERM DEV				
Location:	4 Ferndale Road N15 6UE				
Proposal:	Certificate of Lawfulness for use of property as nine studio flats				
Application No:	<b>HGY/2012/0086</b>	Officer:	Michelle Bradshaw	Decision Date:	29/02/2012
Decision:	REF				
Location:	23 Wellington Avenue N15 6AS				
Proposal:	Erection of single storey rear extension and front and rear dormers				
Application No:	<b>HGY/2012/0092</b>	Officer:	Sarah Madondo	Decision Date:	16/03/2012
Decision:	GTD				
Location:	111 Gladesmore Road N15 6TL				
Proposal:	Erection of front and rear dormers (householder application)				
Application No:	<b>HGY/2012/0106</b>	Officer:	Tara Jane Fisher	Decision Date:	05/03/2012
Decision:	GTD				
Location:	65 Ferndale Road N15 6UG				
Proposal:	Erection of front and rear dormer roof extension				
Application No:	<b>HGY/2012/0236</b>	Officer:	John Ogenga P'Lakop	Decision Date:	22/03/2012
Decision:	GTD				
Location:	71 Elm Park Avenue N15 6UN				
Proposal:	Erection of front / rear dormers				

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**WARD: Stroud Green**


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Application No:	<b>HGY/2011/2067</b>	Officer:	John Ogenga P'Lakop	Decision Date:	31/01/2012
Decision:	GTD				
Location:	Flat 2 74 Upper Tollington Park N4 4NB				
Proposal:	Installation of new sliding folding timber double-glazed doors to rear of property and creation of new timber decking at first floor to improve access				

Application No:	<b>HGY/2011/2274</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	01/02/2012
Location:	57 Uplands Road N8 9NH		
Proposal:	Modification of existing rear extension and roof terrace with installation of new external stair for access to roof terrace		
Application No:	<b>HGY/2011/2306</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	02/02/2012
Location:	9 Upper Tollington Park N4 3EJ		
Proposal:	Erection of single storey side extension		
Application No:	<b>HGY/2011/2328</b>	Officer:	John Ogenga P'Lakop
Decision:	REF	Decision Date:	06/02/2012
Location:	9 Upper Tollington Park N4 3EJ		
Proposal:	Roof extension to facilitate a loft conversion		
Application No:	<b>HGY/2012/0056</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	27/02/2012
Location:	31a Ridge Road N8 9LJ		
Proposal:	Erection of single storey rear extension with terrace, and renewal and alteration of front lower ground floor window		
Application No:	<b>HGY/2012/0062</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	16/02/2012
Location:	6 Denton Road N8 9NS		
Proposal:	Tree works to include reduction of crown by 2-3m and removal of deadwood of 1 x Sycamore tree		
Application No:	<b>HGY/2012/0066</b>	Officer:	Awot Tesfai
Decision:	GTD	Decision Date:	23/03/2012
Location:	96 Stapleton Hall Road N4 4QA		
Proposal:	Enlargement of existing rear dormer and new balcony, erection of single story rear extension, creation of front light well and insertion of 2 new windows in the flank walls of the front bay		
Application No:	<b>HGY/2012/0067</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	28/02/2012
Location:	79 Stapleton Hall Road N4 4EH		
Proposal:	Erection of rear/side ground floor extension with roof terrace (householder application)		
Application No:	<b>HGY/2012/0081</b>	Officer:	Awot Tesfai
Decision:	REF	Decision Date:	28/02/2012
Location:	40 Upper Tollington Park N4 4BX		
Proposal:	Formation of a wedge shaped mansard extension to facilitate a loft conversion (householder application)		
Application No:	<b>HGY/2012/0085</b>	Officer:	John Ogenga P'Lakop
Decision:	PERM REQ	Decision Date:	22/03/2012
Location:	52 Mount View Road N4 4JP		
Proposal:	Erection of ground floor single storey side extension		



Application No: **HGY/2012/0087** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 20/03/2012  
 Location: 24 Ferme Park Road N4 4ED  
 Proposal: Erection of single storey rear extension

Application No: **HGY/2012/0105** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 05/03/2012  
 Location: 19 Elyne Road N4 4RA  
 Proposal: Erection of rear dormer with insertion of velux windows in the front/side elevation

Application No: **HGY/2012/0150** Officer: Ruma Nowaz  
 Decision: GTD Decision Date: 20/03/2012  
 Location: Flat A 36 Mount View Road N4 4HX  
 Proposal: Relocation of entrance door and internal alterations

Application No: **HGY/2012/0177** Officer: Awot Tesfai  
 Decision: GTD Decision Date: 15/03/2012  
 Location: 54 Denton Road N8 9NT  
 Proposal: Erection of single storey rear ground floor extension

Application No: **HGY/2012/0179** Officer: Jeffrey Holt  
 Decision: REF Decision Date: 15/03/2012  
 Location: 9A Oxford Road N4 3HA  
 Proposal: Replacement of existing timber single-glazed sash windows with new PVCu double-glazed windows

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**WARD: Tottenham Green**


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Application No: **HGY/2011/2299** Officer: Jeffrey Holt  
 Decision: REF Decision Date: 03/02/2012  
 Location: 93 Philip Lane N15 4JR  
 Proposal: Erection of out building at rear garden

Application No: **HGY/2011/2357** Officer: Elizabeth Ennin-Gyasi  
 Decision: PERM DEV Decision Date: 07/02/2012  
 Location: 216 West Green Road N15 5AN  
 Proposal: Change of use from C3 to C4.

Application No: **HGY/2012/0001** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 10/02/2012  
 Location: 229 Philip Lane N15 4HL  
 Proposal: Erection of single storey side/rear extension

Application No:	<b>HGY/2012/0031</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	23/03/2012
Location:	1-84 Saltram Close N15 4DY		
Proposal:	Approval of details pursuant to conditions 4 (treatment of surroundings) and 5 (materials) attached to planning reference HGY/2011/1591		
Application No:	<b>HGY/2012/0088</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	01/03/2012
Location:	2 Walton Road N15 4PP		
Proposal:	Change to use to A3 (cafe / restaurant) and insertion of new flue		
Application No:	<b>HGY/2012/0089</b>	Officer:	John Ogenga P'Lakop
Decision:	PERM DEV	Decision Date:	08/02/2012
Location:	11A Tynemouth Terrace Tynemouth Road N15 4AP		
Proposal:	Change of use of property from C3 (residential) to C4 (house in Multiple Occupation)		
Application No:	<b>HGY/2012/0104</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	12/03/2012
Location:	97-99 Philip Lane N15 4JR		
Proposal:	Approval of Details pursuant to Condition 4 (Soft Landscaping), Condition 5 (Hard Landscaping) and Condition 11 (Structural Report) attached to planning permission HGY/2008/1738		
Application No:	<b>HGY/2012/0110</b>	Officer:	Sarah Madondo
Decision:	PERM DEV	Decision Date:	05/03/2012
Location:	36 Tynemouth Road N15 4AX		
Proposal:	Erection of rear dormer addition with insertion of 3 x rooflights to front elevation		
Application No:	<b>HGY/2012/0192</b>	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	16/03/2012
Location:	143-145 Philip Lane N15 4HQ		
Proposal:	Demolition of front extension and installation of folding canopy and security shutters		
Application No:	<b>HGY/2012/0193</b>	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	16/03/2012
Location:	143-145 Philip Lane N15 4HQ		
Proposal:	Display of 3 x internally illuminated fascia signs		

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**WARD: Tottenham Hale**


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Application No:	<b>HGY/2008/1879</b>	Officer:	Justin Boojj
Decision:	GTD	Decision Date:	17/02/2012
Location:	GLS Depot, Ferry Lane N17		
Proposal:	Approval of reserved matters pursuant to outline consent HGY/2006/1177 and condition 17/18 (Site Investigation), condition 22 (Delivery Route), condition 24 (Archaeological Investigation), condition 33 (Japanese Knotweed) and condition 49 (Design Competition Block SW) of said consent for construction of a level basement beneath plot SW comprising car parking, bicycle parking, associated access ramps, building cores, plant and storage areas and other associated works.		

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Application No: **HGY/2011/0462** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 23/03/2012  
 Location: Former GLS Depot Ferry Lane N17 9QQ  
 Proposal: Approval of Details pursuant to Condition 16 (further energy statement) attached to planning reference HGY/2010/2090

Application No: **HGY/2011/2271** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 31/01/2012  
 Location: 43-48 Rheola Close N17 9TR  
 Proposal: Replacement of handrail to existing ramp serving front entrance.

Application No: **HGY/2011/2305** Officer: Awot Tesfai  
 Decision: GTD Decision Date: 21/03/2012  
 Location: 120 Sherringham Avenue N17 9RP  
 Proposal: Demolition of existing single storey rear extension. Erection of new single storey rear extension

Application No: **HGY/2012/0012** Officer: Jeffrey Holt  
 Decision: REF Decision Date: 14/02/2012  
 Location: 132 Rosebery Avenue N17 9SD  
 Proposal: Erection of two storey side extension including rear dormer and conversion of single dwelling into 3 self contained flats consisting of 2 x two and 1x studio.

Application No: **HGY/2012/0065** Officer: John Ogenga P'Lakop  
 Decision: GTD Decision Date: 28/02/2012  
 Location: 2 Bream Close N17 9DF  
 Proposal: Erection of ground floor rear extension and conversion of garage into habitable room

Application No: **HGY/2012/0084** Officer: Jeffrey Holt  
 Decision: GTD Decision Date: 29/02/2012  
 Location: Petrol Filling Station Hale Road N17 9LB  
 Proposal: Replacement of underground fuel tanks and associated works

Application No: **HGY/2012/0141** Officer: Valerie Okeiyi  
 Decision: PERM DEV Decision Date: 05/03/2012  
 Location: 13 Reform Row N17 9SZ  
 Proposal: Change of use of property from C3 (residential) to C4 (HMO)

Application No: **HGY/2012/0161** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 12/03/2012  
 Location: 110 Armadale Close N17 9PL  
 Proposal: Replacement of existing windows with white UPVC windows (householder application)

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Application No:	<b>HGY/2010/1736</b>	Officer:	Michelle Bradshaw
Decision:	GTD	Decision Date:	23/03/2012
Location:	Park View Academy, Langham Road N15 3RB		
Proposal:	Approval of details pursuant to conditions 4 (levels), 8 (arboricultural method statement) and 14 (BREEAM assessment) attached to planning reference HGY/2008/1377		
Application No:	<b>HGY/2011/1027</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	31/01/2012
Location:	58 Westbury Avenue N22 6RS		
Proposal:	Use of property as two self-contained flats		
Application No:	<b>HGY/2011/2280</b>	Officer:	Tara Jane Fisher
Decision:	GTD	Decision Date:	01/02/2012
Location:	160 Carlingford Road N15 3EU		
Proposal:	Conversion of property into 1 x two bed flat and 1 x four bed flat		
Application No:	<b>HGY/2012/0073</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	28/02/2012
Location:	24 Belmont Road N15 3LT		
Proposal:	Replacement of existing single-glazed timber framed windows with double-glazed PVCu framed windows		
Application No:	<b>HGY/2012/0163</b>	Officer:	Awot Tesfai
Decision:	GTD	Decision Date:	14/03/2012
Location:	Downhills Primary School, Philip Lane N15 4AB		
Proposal:	Installation of replacement extraction flue to relocated kitchen at rear of school		

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WARD: **White Hart Lane**

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Application No:	<b>HGY/2011/2323</b>	Officer:	John Ogenga P'Lakop
Decision:	GTD	Decision Date:	06/02/2012
Location:	Selco Builders Warehouse White Hart Lane N17 7RQ		
Proposal:	Display of 1 x internally illuminated Selco logo sign, 1 x non illuminated Selco product sign and 1 x non illuminated Entrance/Exit sign		
Application No:	<b>HGY/2011/2327</b>	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	06/02/2012
Location:	Land adjacent 12 Fryatt Road N17 7BH		
Proposal:	Erection of single storey building with basement level for use as storage and gymnasium		
Application No:	<b>HGY/2012/0082</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	20/03/2012
Location:	550 White Hart Lane N17 7RQ		
Proposal:	Approval of details pursuant to condition 21 (Construction Logistics Plan) attached to planning reference HGY/2011/0814 and condition 19 (Construction Logistics Plan) attached to planning reference HGY/2011/1566		

Application No: **HGY/2012/0108** Officer: Sarah Madondo  
Decision: GTD Decision Date: 05/03/2012  
Location: 4 Henningham Road N17 7DT  
Proposal: Replacement of existing windows/doors with timber to front elevation and PVCu to rear elevation

Application No: **HGY/2012/0128** Officer: Tara Jane Fisher  
Decision: GTD Decision Date: 09/03/2012  
Location: 59 De Quincey Road N17 7DJ  
Proposal: Replacement of existing white critted casement windows with new white PVCu casement windows

Application No: **HGY/2012/0226** Officer: Sarah Madondo  
Decision: GTD Decision Date: 22/03/2012  
Location: 24 & 26 Warkworth Road N17 7BD  
Proposal: Retrospective planning application for retention of existing PVCu casement windows/doors

Application No: **HGY/2012/0227** Officer: Sarah Madondo  
Decision: GTD Decision Date: 22/03/2012  
Location: 10 & 12 Warkworth Road N17 7BD  
Proposal: Retrospective planning application for retention of existing PVCu casement windows / doors

Application No: **HGY/2012/0228** Officer: Sarah Madondo  
Decision: GTD Decision Date: 22/03/2012  
Location: 25 & 27 Warkworth Road N17 7BD  
Proposal: Retrospective planning application for retention of existing PVCu casement windows / doors

Application No: **HGY/2012/0229** Officer: Sarah Madondo  
Decision: GTD Decision Date: 22/03/2012  
Location: 5, 7, 35 & 37 Warkworth Road N17 7BD  
Proposal: Retrospective planning application for retention of existing PVCu casement windows / doors

Application No: **HGY/2012/0230** Officer: Sarah Madondo  
Decision: REF Decision Date: 22/03/2012  
Location: 6 Henningham Road N17 7DT  
Proposal: Retrospective planning application for retention of existing PVCu casement windows/doors

Application No: **HGY/2012/0231** Officer: Sarah Madondo  
Decision: GTD Decision Date: 21/03/2012  
Location: 1 & 3 Warkworth Road N17 7BD  
Proposal: Retrospective planning application for retention of existing PVCu casement windows / doors

Application No: **HGY/2012/0232** Officer: Sarah Madondo  
Decision: GTD Decision Date: 21/03/2012  
Location: 33 & 35 Fryatt Road N17 7BG  
Proposal: Retrospective planning application for retention of existing PVCu casement windows/doors

Application No: **HGY/2012/0233** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 21/03/2012  
 Location: 29 & 31 Fryatt Road N17 7BG  
 Proposal: Retrospective planning application for retention of existing PVCu casement windows / doors

Application No: **HGY/2012/0247** Officer: Subash Jain  
 Decision: GTD Decision Date: 22/03/2012  
 Location: 38 Great Cambridge Road N17 7BU  
 Proposal: Extension of time limited permission HGY/2009/2030 for use of the existing property as a radio-controlled minicab office

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**WARD: Woodside**


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Application No: **HGY/2011/1940** Officer: Elizabeth Ennin-Gyasi  
 Decision: GTD Decision Date: 21/03/2012  
 Location: 91 The Roundway N17 7HB  
 Proposal: Approval of details pursuant to conditions 3 (materials), 4 (parking layout), 5 (front garden) and 6 (construction hours) attached to planning permission HGY/2007/1390

Application No: **HGY/2011/2227** Officer: Jeffrey Holt  
 Decision: REF Decision Date: 23/03/2012  
 Location: 32 Park Avenue N22 7EX  
 Proposal: Erection of single storey rear outbuilding to be used as a gym, storage and garden room

Application No: **HGY/2011/2262** Officer: John Ogenga P'Lakop  
 Decision: PERM DEV Decision Date: 31/01/2012  
 Location: 2 Eldon Road N22 5DU  
 Proposal: Erection of single storey rear extension

Application No: **HGY/2011/2347** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 07/02/2012  
 Location: Driving Test Centre 656 Lordship Lane N22 5JJ  
 Proposal: Renewal of temporary planning permission HGY/2010/0200 for use of portacabin unit in connection with the Driving Test Centre  
 Building or other operations :- Driving Test Centre  
 Change of Use :-

Application No: **HGY/2012/0024** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 09/02/2012  
 Location: Flats A, B + C 5 Stuart Crescent N22 5NJ  
 Proposal: Use of property as 3 self-contained flats

Application No: **HGY/2012/0111** Officer: Michelle Bradshaw  
 Decision: GTD Decision Date: 06/03/2012  
 Location: 292 High Road N22 8JT  
 Proposal: Replacement of existing awning with tile roof

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Application No: **HGY/2012/0157** Officer: Ruma Nowaz  
Decision: PERM DEV Decision Date: 20/03/2012  
Location: 59 Woodside Road N22 5HP  
Proposal: Erection of single storey rear extension

Application No: **HGY/2012/0184** Officer: John Ogenga P'Lakop  
Decision: GTD Decision Date: 16/03/2012  
Location: Lordship Lane Primary School, Ellenborough Road N22 5PS  
Proposal: Erection of modular classroom building within curtilage of school

Application No: **HGY/2012/0186** Officer: Jeffrey Holt  
Decision: GTD Decision Date: 16/03/2012  
Location: 28 Cranbrook Park N22 5NA  
Proposal: Erection of rear single storey ground floor extension

Application No: **HGY/2012/0189** Officer: Jeffrey Holt  
Decision: PERM DEV Decision Date: 16/03/2012  
Location: 28 Cranbrook Park N22 5NA  
Proposal: Certificate of lawfulness for erection of rear dormer

Application No: **HGY/2012/0203** Officer: John Ogenga P'Lakop  
Decision: GTD Decision Date: 20/03/2012  
Location: 90 Lyndhurst Road N22 5AT  
Proposal: Non-material amendments following a grant planning permission HGY/2011/1919 to omit the single storey rear extension

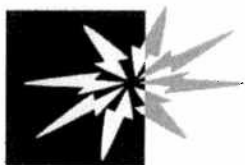
Application No: **HGY/2012/0234** Officer: Valerie Okeiyi  
Decision: REF Decision Date: 22/03/2012  
Location: 8 Ewart Grove N22 5NX  
Proposal: Erection of rear dormer with insertion of 2 x roolights

Application No: **HGY/2012/0238** Officer: Michelle Bradshaw  
Decision: REF Decision Date: 22/03/2012  
Location: 27 Maryland Road N22 5AR  
Proposal: Conversion of single dwellinghouse into two self-contained flats comprising 2 x 2 bedroom flats

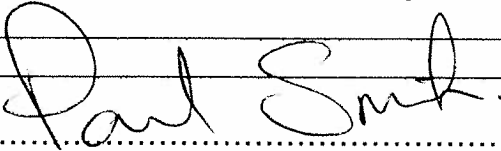
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Haringey Council

Report for:	Regulatory Committee	Item Number:	
Title:	Appeal decisions determined during February 2012		
Report Authorised by:	 ..... Paul Smith Head of Development Management		
Lead Officer:	Ahmet Altinsoy – Development Management Support Team Leader 020 8489 5114 <a href="mailto:Ahmet.Altinsoy@haringey.gov.uk">Ahmet.Altinsoy@haringey.gov.uk</a>		
Ward(s) affected:	All		

#### 1. Describe the issue under consideration

To advise the Regulatory Committee of appeal decisions determined by the Department for Communities and Local Government during February 2012.

#### 2. Recommendations

See following reports.

#### 3. Background information

Reports outcome of 6 planning appeal decisions determined by the Department for Communities and Local Government during February 2012 of which 0 (0%) were allowed and 6 (100%) were dismissed.

#### 4. Local Government (Access to Information) Act 1985

Planning staff and application case files are located at 6<sup>th</sup> Floor, River Park House, Wood Green, London, N22 8HQ. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: [www.haringey.gov.uk](http://www.haringey.gov.uk). From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.

The Development Management Support Team can give further advice and can be contacted on 020 8489 1478, 9.00am – 5.00pm, Monday – Friday.

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**APPEAL DECISIONS FEBRUARY 2012****PLANNING APPEALS**

<b>Ward:</b>	<b>Highgate</b>
<b>Reference Number:</b>	<b>HGY/2011/0193</b>
<b>Decision Level:</b>	<b>Committee</b>

**225 Archway Road N6 5BS****Proposal:**

Demolishing of 1940s extensions to listed Villa and replacing them with a new single storey extension, repairs to fabric, re-planning interior, extending terrace to Archway Road , extending houses in Cholmeley Park by one house, new bicycle store and recycling area, removal of trees and planting new trees, new hard and soft landscape

**Type of Appeal:**

Written Representation

**Issue:**

The effect of the proposed house facing Cholmeley Park on (1) the setting of the listed building no.225 Archway Road and the character and appearance of the Highgate conservation Area and (2) the living conditions of nearby residents

**Result:**

Appeal **Dismissed** 17 February 2012

<b>Ward:</b>	<b>Highgate</b>
<b>Reference Number:</b>	<b>HGY/2011/1068</b>
<b>Decision Level:</b>	<b>Delegated</b>

**58 Southwood Lane N6 5DY****Proposal:**

Erection of rear dormer and roof extension

**Type of Appeal:**

Written Representation

**Issue:**

The effect of the proposal on the character and appearance of the area

The effect t of the proposal on the living conditions of the occupiers of neighbouring residential properties with particular regard to noise and disturbance and overlooking

Result: Appeal **Dismissed** 27 February 2012

<b>Ward:</b>	<b>Highgate</b>
<b>Reference Number:</b>	<b>HGY/2011/0921</b>
<b>Decision Level:</b>	<b>Delegated</b>

**16 View Road N6 4DB****Proposal:**

Amendments to approved planning application ref:HGY/2010/0238 to include a set-in third floor addition and omission of basement level to the approved dwelling

**Type of Appeal:**

Written Representation

**Issue:**

The effect of the proposed development on the character and appearance of the Highgate Conservation Area and the area generally

The effect on the living conditions of neighbouring residents with particular regard to overlooking and privacy, and noise and disturbance

**Result:**

Appeal **Dismissed** 27 February 2012

<b>Ward:</b>	<b>Muswell Hill</b>
<b>Reference Number:</b>	<b>HGY/2011/1489</b>
<b>Decision Level:</b>	<b>Delegated</b>

**5 Ash Grove N10 3UL****Proposal:**

Erection of two storey side extension

**Type of Appeal:**

Written Representation

**Issue:**

The effect of the proposed extension on the character and appearance of the property

The effect on the living conditions of the occupiers of dwellings in Cranley Gardens with particular reference to outlook

**Result:**

Appeal **Dismissed** 16 February 2012

<b>Ward:</b>	<b>Noel Park</b>
<b>Reference Number:</b>	<b>HGY/2011/1609</b>
<b>Decision Level:</b>	<b>Delegated</b>

**9 Farrant Avenue N22 6PB****Proposal:**

Installation of double glazed front windows using uPVC

**Type of Appeal:**

Written Representation

**Issue:**

The effect of the proposed development would have on the character and appearance of the dwelling, the street scene and the surrounding Noel Park Estate Conservation Area

**Result:**

Appeal **Dismissed** 9 February 2012

<b>Ward:</b>	<b>Woodside</b>
<b>Reference Number:</b>	<b>HGY/2011/1249</b>
<b>Decision Level:</b>	<b>Delegated</b>

**29 Tintern Road N22 5LU****Proposal:**

Erection of two storey side, part two storey and part single storey rear extension

**Type of Appeal:**

Written Representation

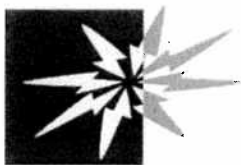
**Issue:**

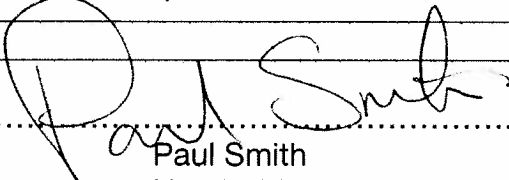
The effect of the proposal on the character and appearance of the property and the area

**Result:**

Appeal **Dismissed** 14 February 2012

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**Haringey Council**

Report for:	Regulatory Committee	Item Number:	
Title:	Development Management, Building Control and Planning Enforcement work report		
Report Authorised by:	 ..... Paul Smith Head of Development Management		
Lead Officer:	Ahmet Altinsoy – Development Management Support Team Leader 020 8489 5114 <a href="mailto:Ahmet.Altinsoy@haringey.gov.uk">Ahmet.Altinsoy@haringey.gov.uk</a>		
Ward(s) affected:	Various		

**1. Describe the issue under consideration**

To advise the Regulatory Committee of performance statistics on Development Management, Building Control and Planning Enforcement.

**2. Recommendations**

That the report be noted.

**3. Background information**

Summarises decisions taken within set time targets by Development Management, Building Control and Planning Enforcement Work since the 21<sup>st</sup> February 2012 Regulatory Committee meeting.

**4. Local Government (Access to Information) Act 1985**

Planning staff and application case files are located at 6<sup>th</sup> Floor, River Park House, Wood Green, London, N22 8HQ. Applications can be inspected at those offices 9.00am – 5.00pm, Monday – Friday. Case Officers will not be available without appointment. In addition application case files are available to view print and download free of charge via the Haringey Council website: [www.haringey.gov.uk](http://www.haringey.gov.uk). From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.

The Development Management Support Team can give further advice and can be contacted on 020 8489 1478, 9.00am – 5.00pm, Monday – Friday.

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Regulatory Committee 12 April 2012

## DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

### **NATIONAL INDICATOR NI 157 - DETERMINING PLANNING APPLICATIONS**

#### **January 2012 Performance**

In January 2012 there were 118 planning applications determined, with performance in each category as follows -

0% of major applications were determined within 13 weeks (0 out of 1 cases)  
41% of minor applications were determined within 8 weeks (9 out of 22 cases)  
51% of other applications were determined within 8 weeks (48 out of 95 cases)

For an explanation of the categories see Appendix I

#### **February 2012 Performance**

In February 2012 there were 100 planning applications determined, with performance in each category as follows -

0% of major applications were determined within 13 weeks (0 out of 0 cases)  
75% of minor applications were determined within 8 weeks (9 out of 12 cases)  
84% of other applications were determined within 8 weeks (74 out of 88 cases)

For an explanation of the categories see Appendix I

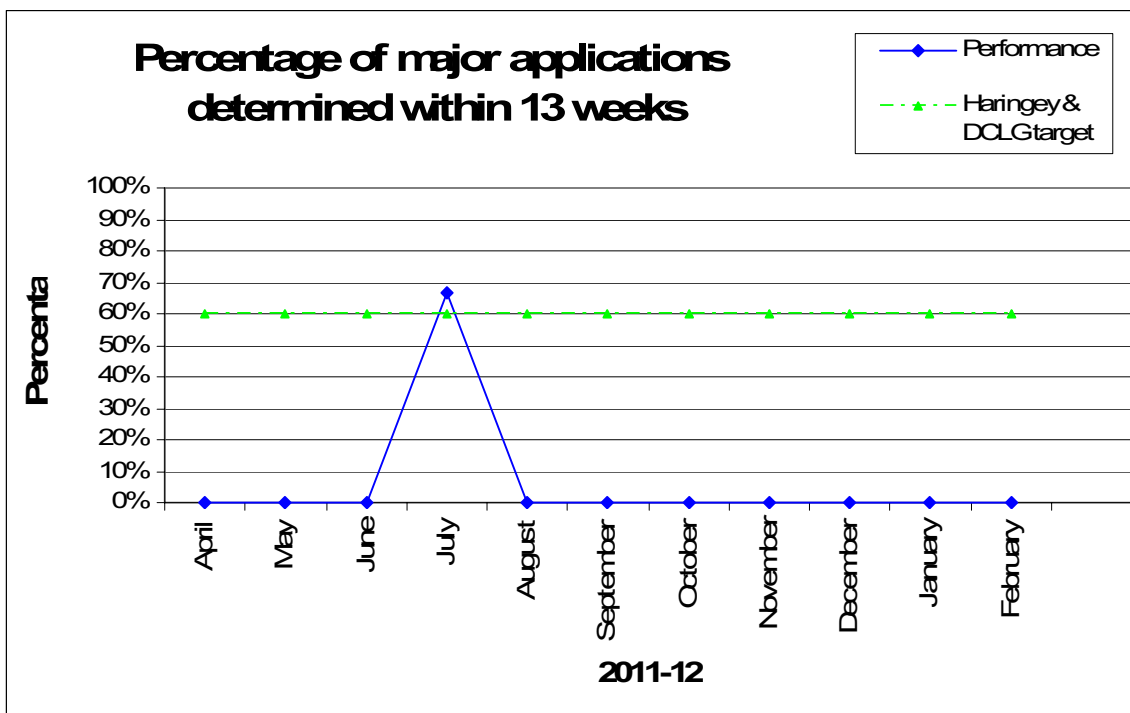
#### **Year Performance – 2011/12**

In the financial year 2011/12, up to the end of February, there were 1589 planning applications determined, with performance in each category as follows -

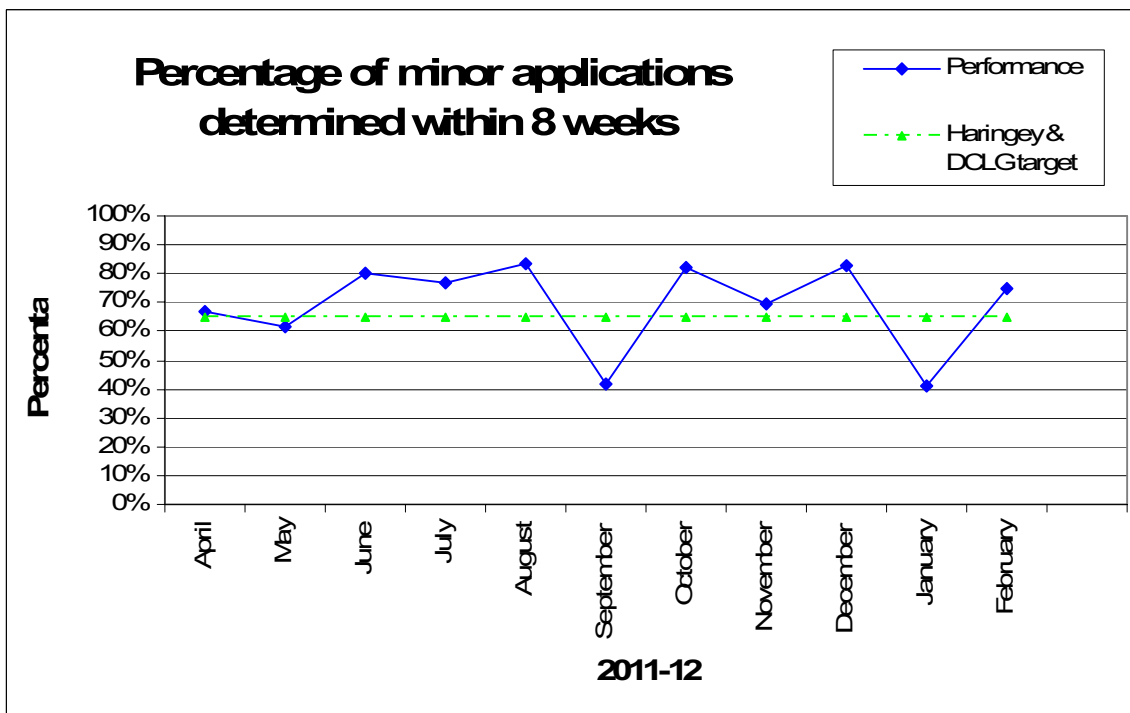
14% of major applications were determined within 13 weeks (2 out of 14)  
69% of minor applications were determined within 8 weeks (186 out of 269 cases)  
70% of other applications were determined within 8 weeks (914 out of 1305 cases)

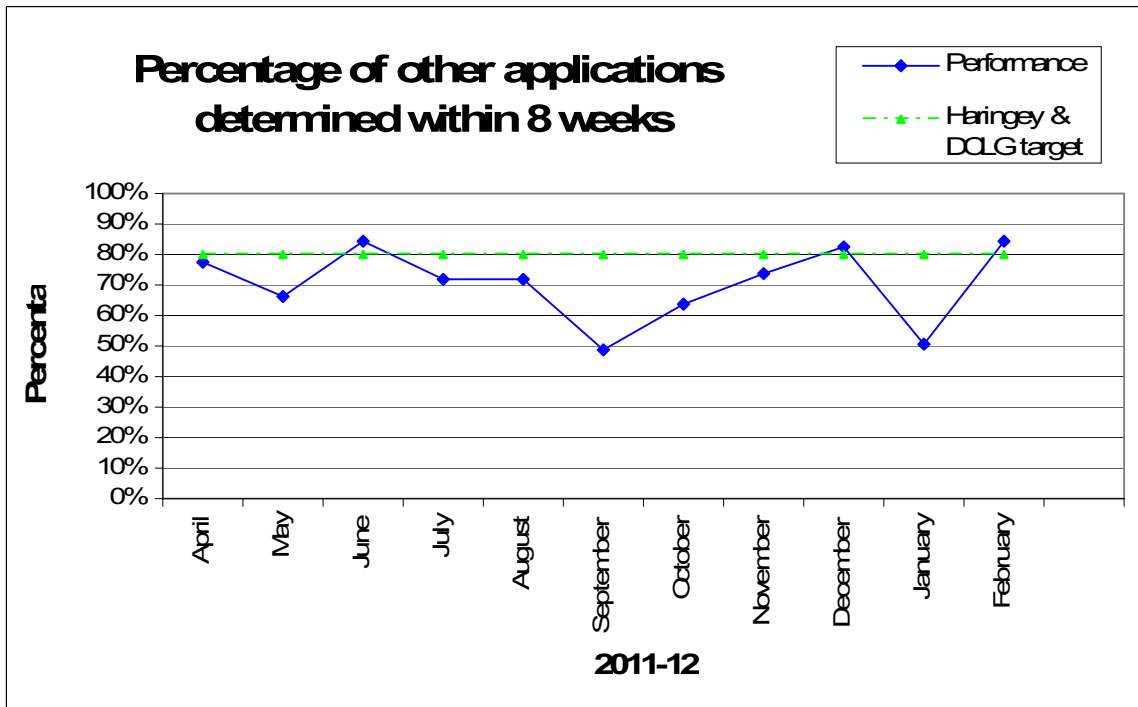
The monthly performance for each of the categories is shown in the following graphs:

**Major Applications 2011/12**



**Minor Applications 2011/12**



**Other applications 2011/12****Last 12 months performance – March 2011 to February 2012**

In the 12 month period March 2011 to February 2012 there were 1728 planning applications determined, with performance in each category as follows -

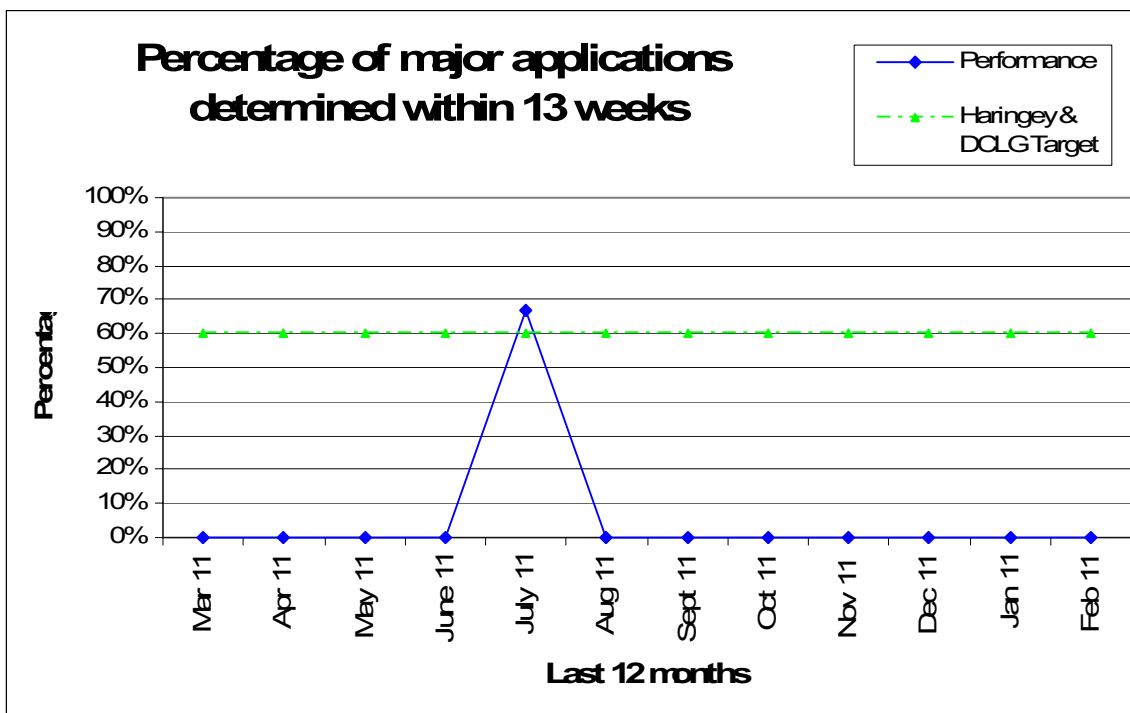
13% of major applications were determined within 13 weeks (2 out of 15)

69% of minor applications were determined within 8 weeks (209 out of 304 cases)

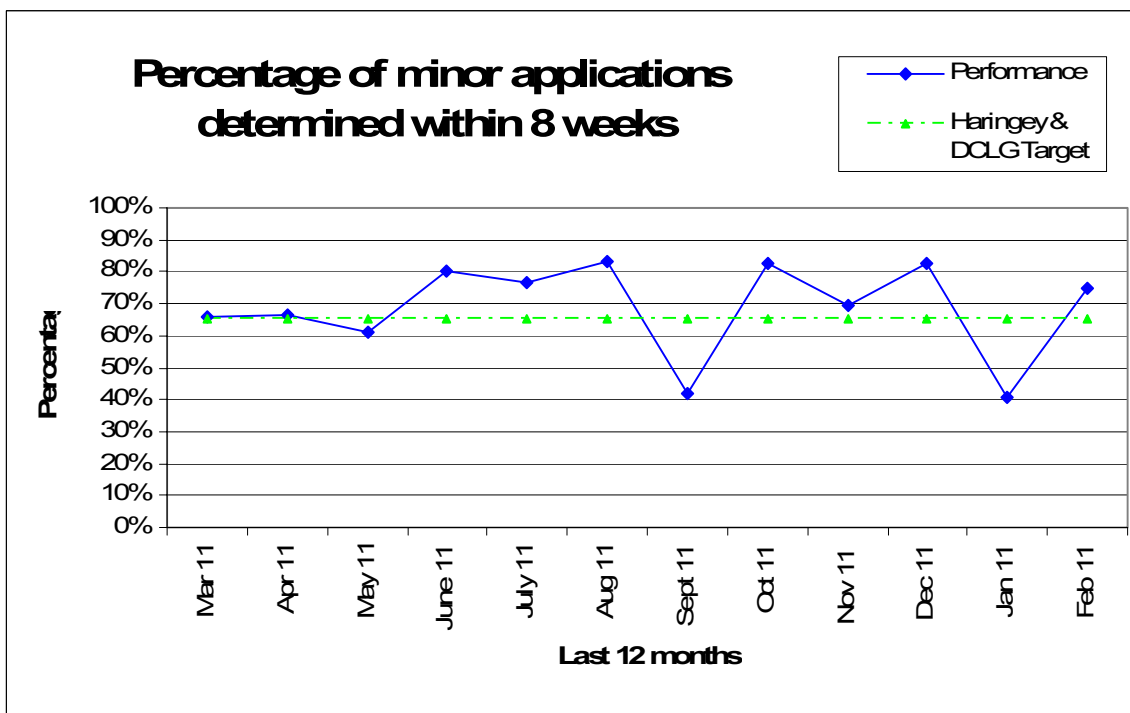
71% of other applications were determined within 8 weeks (999 out of 1408 cases)

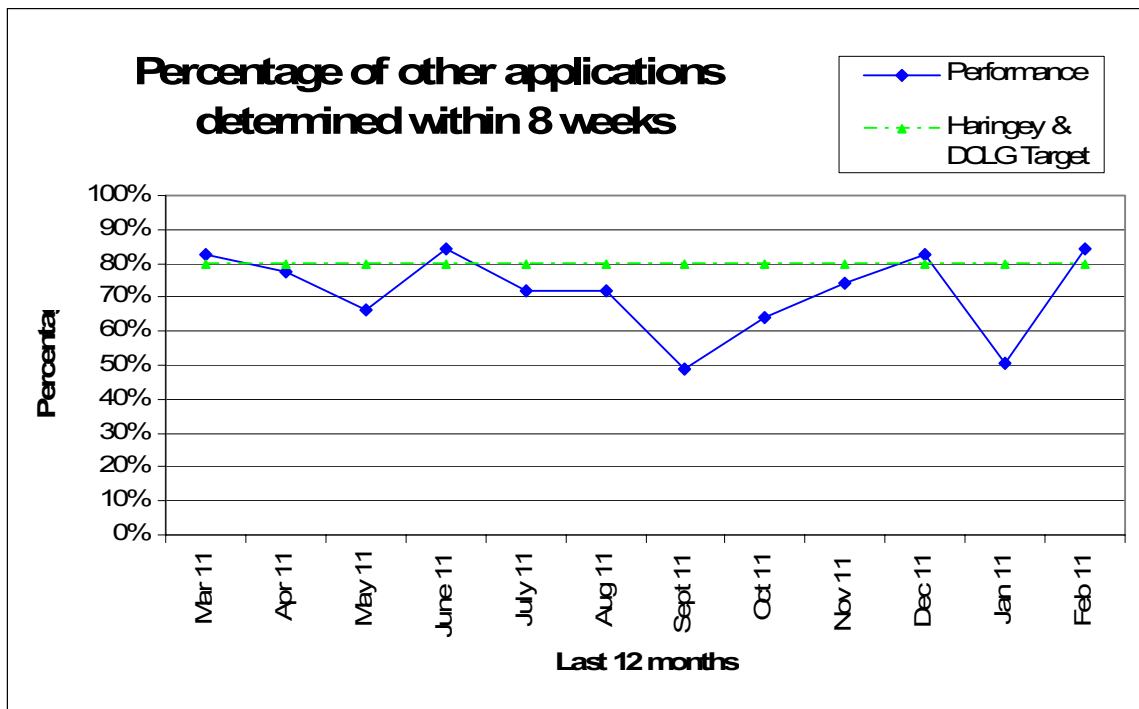
The 12 month performance for each category is shown in the following graphs:

**Major applications – last 12 months**



**Minor applications – last 12 months**



**Other applications – last 12 months****Background/Targets**

NI 157 (formerly BV 109) is one of the Department for Communities and Local Government (DCLG) National Indicators for 2011/12.

It sets the following targets for determining planning applications:

- a. 60% of major applications within 13 weeks
- b. 65% of minor applications within 8 weeks
- c. 80% of other applications within 8 weeks

Haringey has set its own targets for 2011/12 in relation to NI 157. These are set out in Planning & Regeneration (P&R) Business Plan 2010-13 and are to determine:

- a. 60% of major applications within 13 weeks
- b. 65% of minor applications within 8 weeks
- c. 80% of other applications within 8 weeks

## **Appendix I**

### **Explanation of categories**

The NI 157 indicator covers planning applications included in the DCLG PS1/2 statutory return.

It *excludes* the following types of applications - TPO's, Telecommunications, Reserve Matters and Observations.

The definition for each of the category of applications is as follows:

Major applications -

For dwellings, where the number of dwellings to be constructed is 10 or more  
For all other uses, where the floorspace to be built is 1,000 sq.m. or more, or where the site area is 1 hectare or more.

Minor application -

Where the development does not meet the requirement for a major application nor the definitions of Change of Use or Householder Development.

Other applications -

All other applications, *excluding* TPO's, Telecommunications, Reserve Matters and Observations.

DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

**GRANTED / REFUSAL RATES FOR DECISIONS**

**January 2012 Performance**

In January 2012, excluding Certificate of Lawfulness applications, there were 98 applications determined of which:

- 90% were granted (88 out of 98)
- 10% were refused (10 out of 98)

**February 2012 Performance**

In February 2012, excluding Certificate of Lawfulness applications, there were 83 applications determined of which:

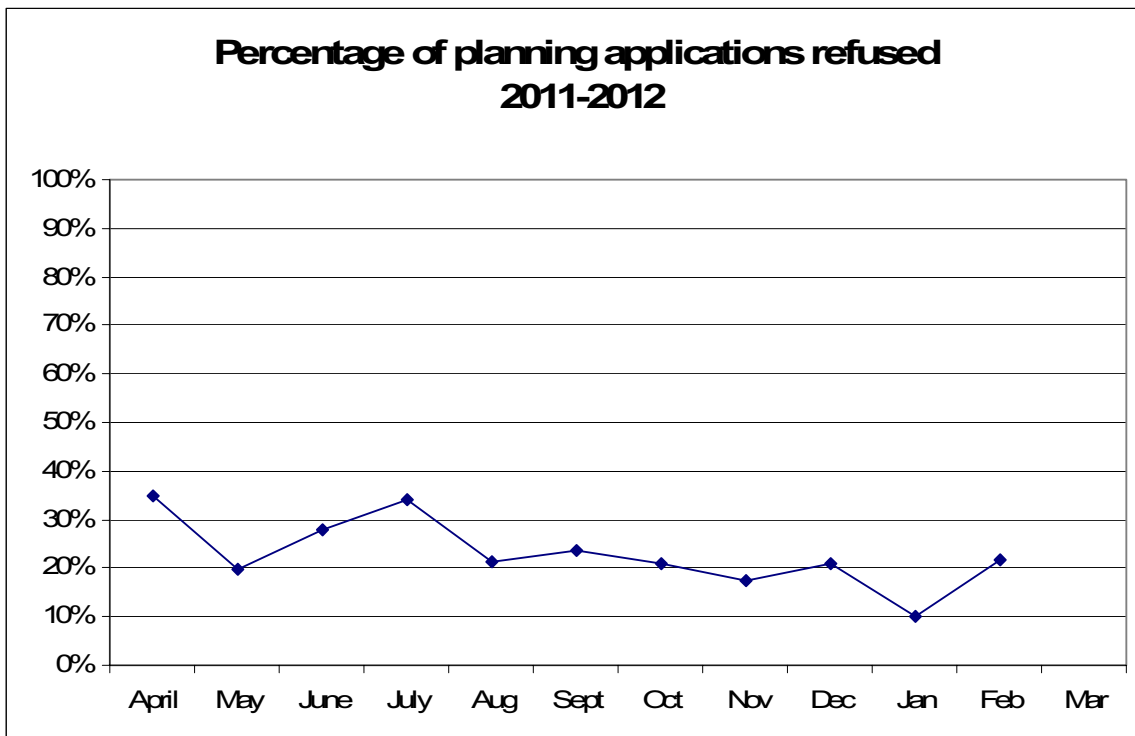
- 78% were granted (65 out of 83)
- 22% were refused (18 out of 83)

**Year Performance – 2011/12**

In the financial year 2011/12 up to the end of February, excluding Certificate of Lawfulness applications, there were 1330 applications determined of which:

- 77% were granted (1027 out of 1330)
- 23% were refused (303 out of 1330)

The monthly refusal rate is shown on the following graph:



DEVELOPMENT MANAGEMENT PERFORMANCE STATISTICS

**LOCAL INDICATOR (FORMERLY BV204) -  
APPEALS AGAINST REFUSAL OF PLANNING PERMISSION**

**February 2012 Performance**

In February 2012 there were 6 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

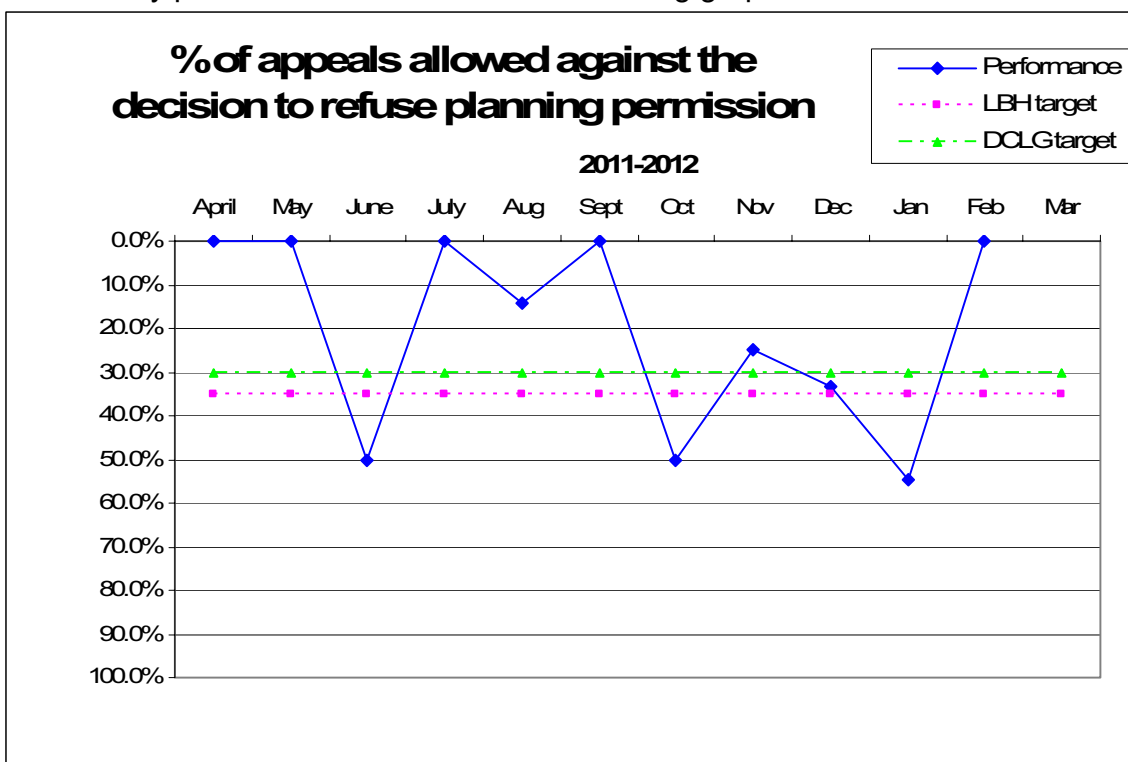
- 0% of appeals allowed on refusals (0 out of 6 cases)
- 100% of appeals dismissed on refusals (6 out of 6 cases)

**Year Performance – 2011/12**

In the financial year 2011/12, up to the end of February, there were 60 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

- 25% of appeals allowed on refusals (15 out of 60 cases)
- 75% of appeals dismissed on refusals (45 out of 60 cases)

The monthly performance is shown in the following graph:





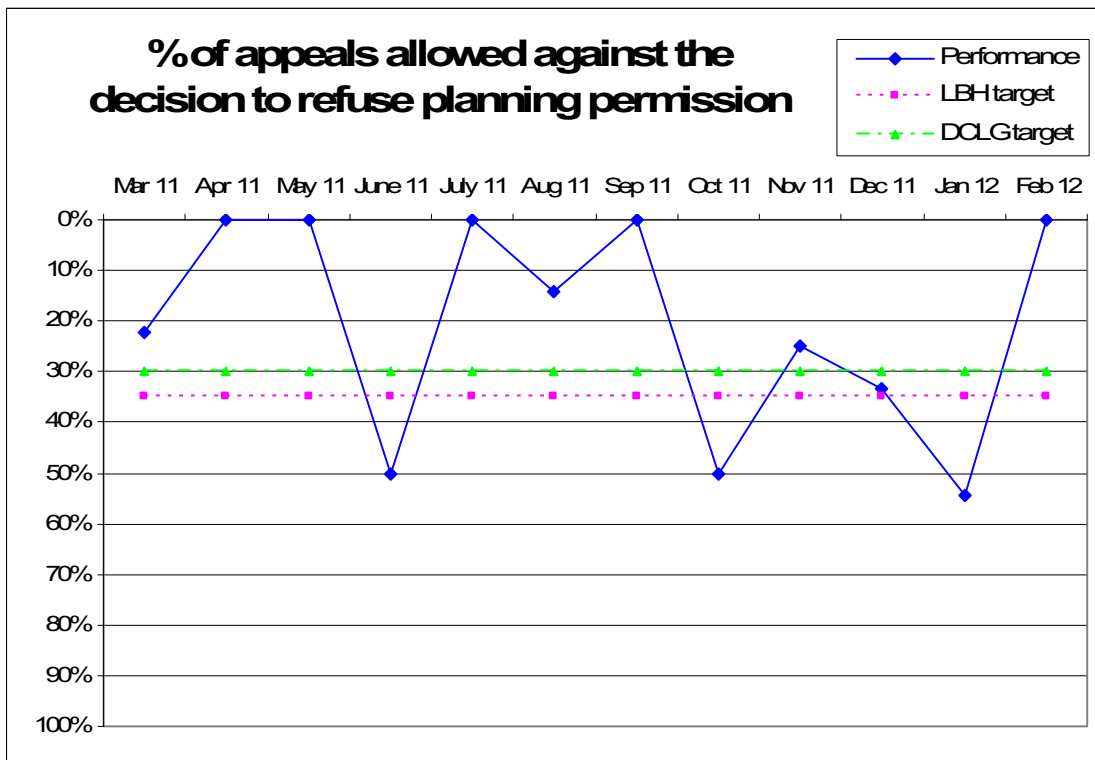
**Last 12 months performance – March 2011 to February 2012**

In the 12 month period March 2011 to February 2012 there were 69 planning appeals determined against Haringey's decision to refuse planning permission, with performance being as follows -

25% of appeals allowed on refusals (17 out of 69 cases)

75% of appeals dismissed on refusals (52 out of 69 cases)

The monthly performance for this period is shown in the following graph:



**Background/Targets**

This is no longer included in DCLG's National Indicator set. However it has been retained as a local indicator.

It sets a target for the percentage of appeals allowed against the authority's decision to refuse planning permission.

The target that was set by DCLG in 2007/08 was 30%^

Haringey has set its own target for 2011/12 in relation to this local indicator. This is set out in P&R Business Plan 2010-13.

The target set by Haringey for 2011/12 is 35%

*(^ The lower the percentage of appeals allowed the better the performance)*

Regulatory Committee 12 April 2012

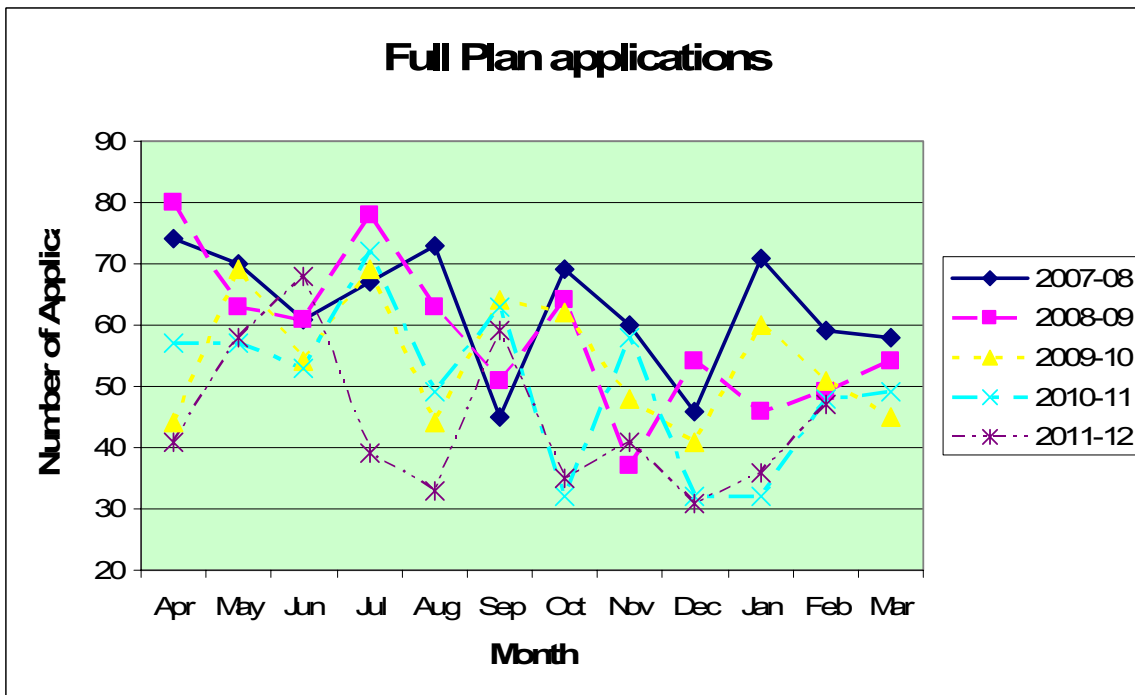
## Building Control Performance Statistics

### January & February 2012 Performance

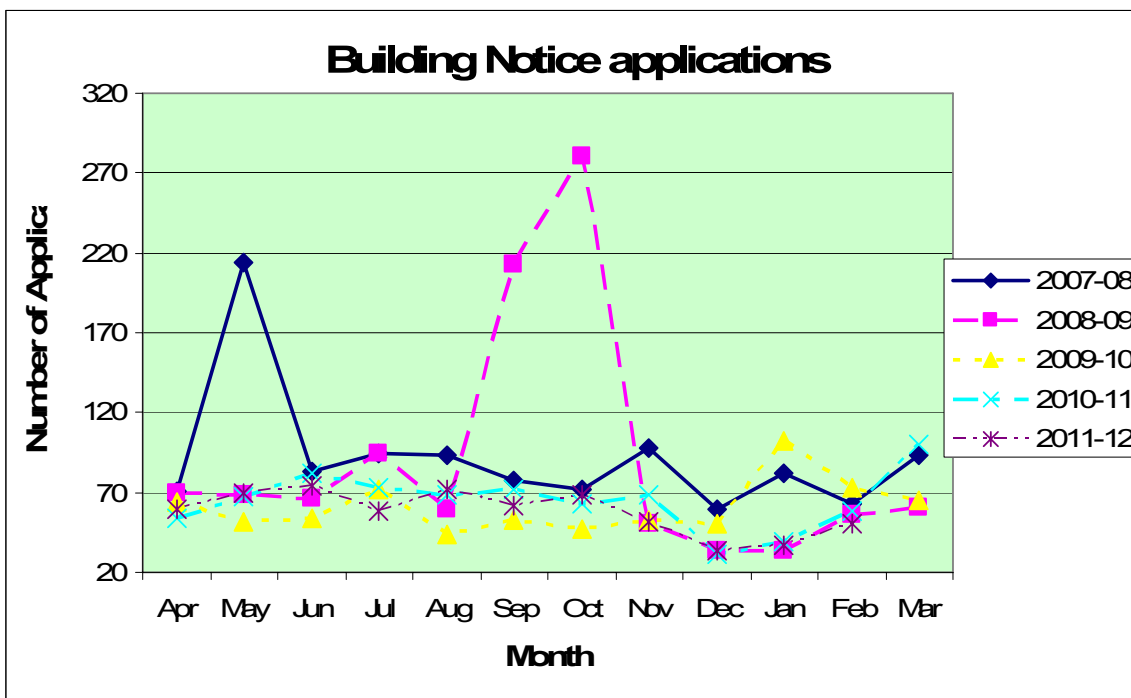
In January & February 2012 Building Control received 261 applications which were broken down as follows:-

- 83 Full Plans applications;
- 88 Building Notice applications;
- 84 Initial Notices and
- 6 Regularisation applications.

The trend for the number of Full Plan applications received in 2011-12 and for the previous four years is shown on the following graph:



The trend for the number of Building Notice applications received in 2011-12 and for the previous four years is shown on the following graph:

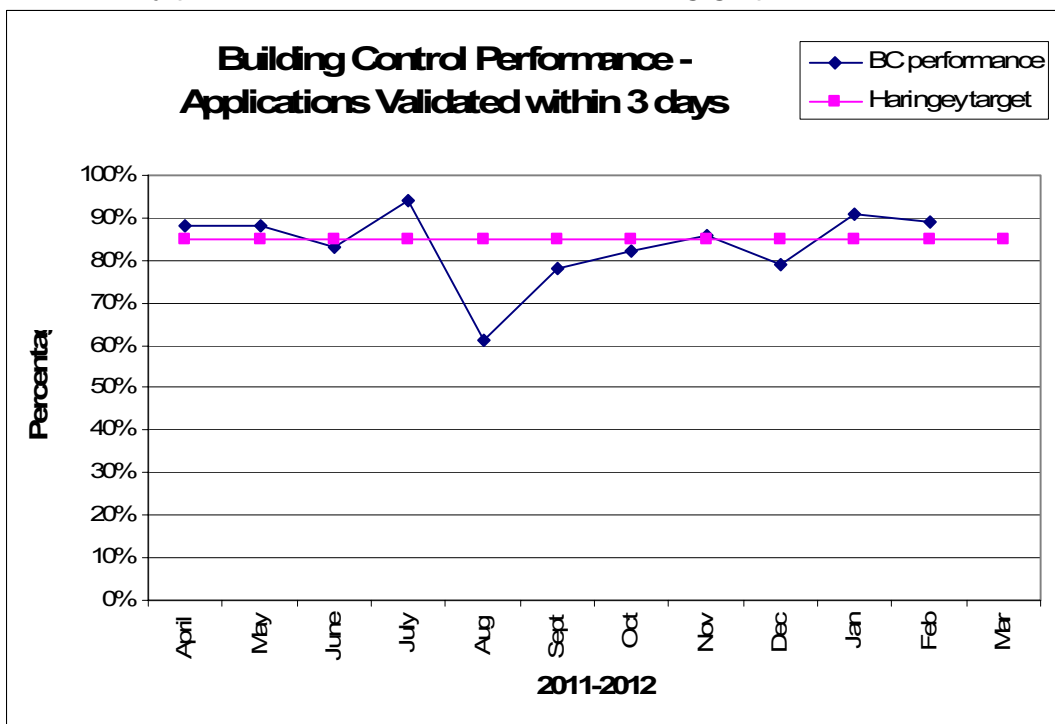


Performance on applications received in January & February was as follows:

January: 91% of applications were validated within 3 days (against a target of 85%)

February: 89% of applications were validated within 3 days (against a target of 85%)

The monthly performance is shown in the following graph:

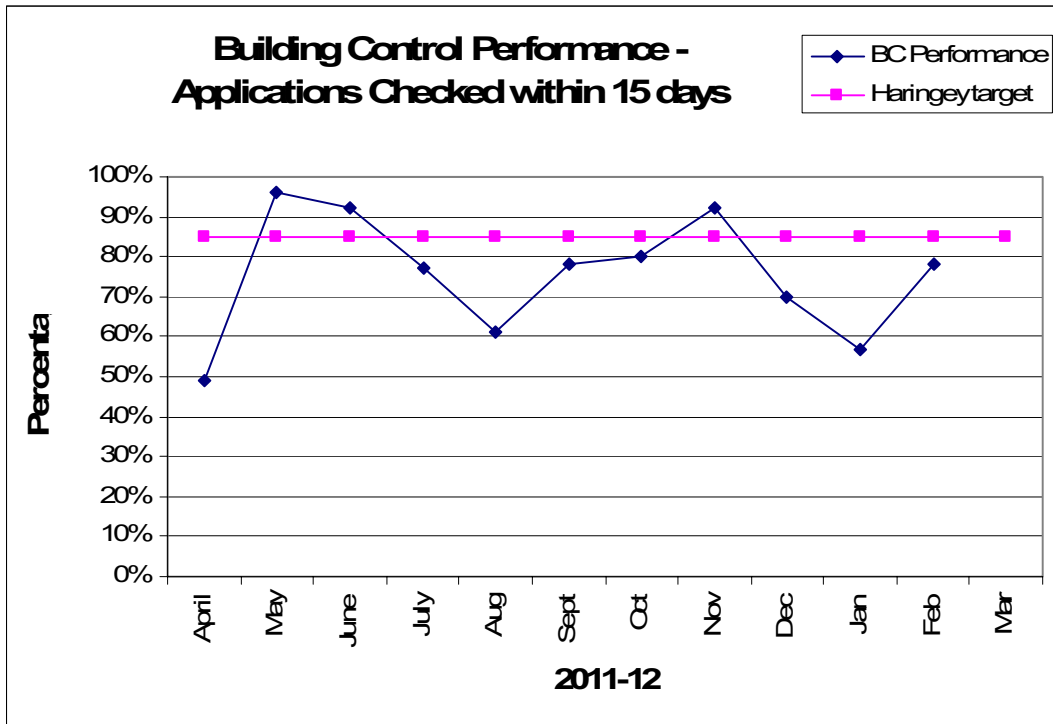


In terms of applications which were vetted and responded to, performance in January & February was as follows:

January: 57% were fully checked within 15 days (against a target of 85%)

February: 78% were fully checked within 15 days (against a target of 85%)

The monthly performance is shown in the following graph:



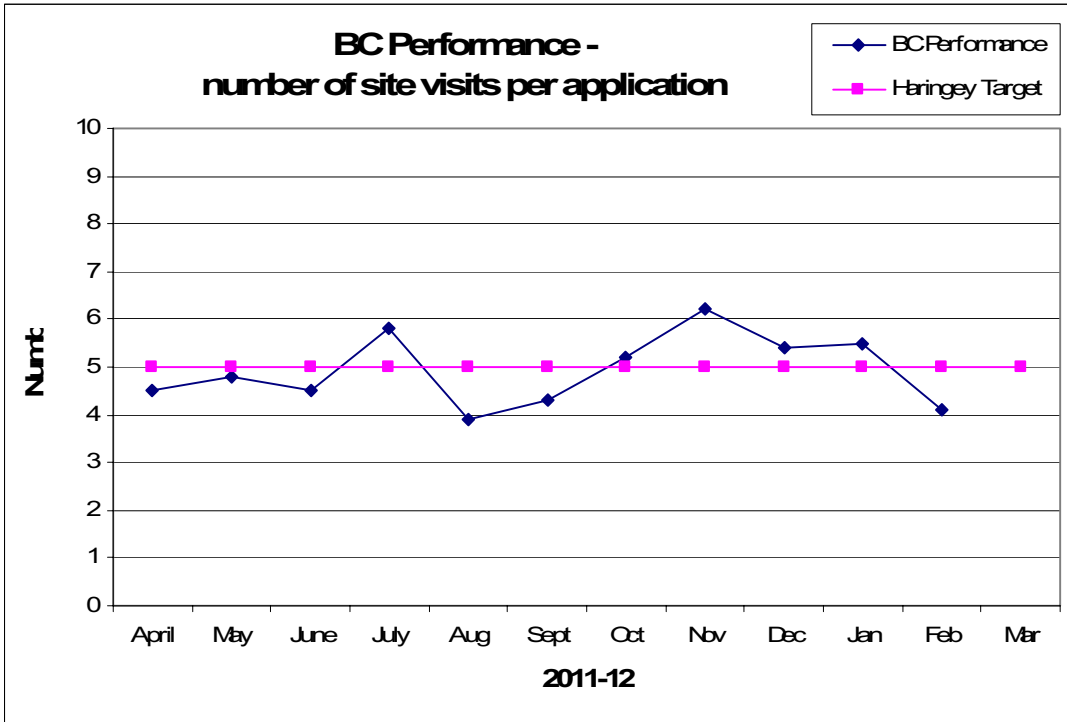
Within the same period, Building Control also received:

Notification of 49 Dangerous Structures – 100% of which were inspected within the target of 2 hours of receiving notification, and

33 Contraventions - 100% of which were inspected within the target of 3 days of receiving notification.

Also in January & February 2012, there were 114 commencements and 1237 site inspections were undertaken to ensure compliance with the Regulations.

In terms of site inspections, in January & February 2012 the average number of site visits per application was 5.5 & 4.1 (against a target of 5). The monthly figures are shown in the following graph:



For an explanation of the categories see Appendix A

## Appendix A

### Explanation of categories

Full Plans applications –	Applications for all types of work, where the applicant submits fully annotated drawings and details that are required to be fully checked by Building Control. When these are checked in the majority of cases a letter is sent to the applicant or their agents requesting clarification and/or changes to be made to the application in order to achieve compliance;
Building Notice -	Applications for residential work only, where the applicant only has to submit the Notice and basic details, most of the compliance checks are carried out through site inspections;
Regularisation application -	Where works are carried out without an application having been made the owner may be prosecuted. However to facilitate people who wish to have work approved, in 1999 Building Control introduced a new process called Regularisation. A regularisation application is a retrospective application relating to previously unauthorised works i.e. works carried out without Building Regulations consent, started on or after the 11 November 1985. The purpose of the process is to regularise the unauthorised works and obtain a certificate of regularisation. Depending on the circumstances, exposure, removal and/or rectification of works may be necessary to establish compliance with the Building Regulations;
Validation -	All applications that are received have to be validated to ensure that the application is complete and ready to be formally checked;
Site Inspections -	Inspections carried out by Building Control to ensure compliance with the Building Regulations and/or in the case of Dangerous Structures, inspections in order to determine the condition of the structure being reported as dangerous.

Dangerous Structures -

Building Control are responsible for checking all notified dangerous structures on behalf of the Council within 2 hours of notification, 24 hours a day 365 days a year;

Contraventions -

Contraventions are reports of works being carried out where no current Building Control application exists.



**PLANNING COMMITTEE STATS FOR REGULATORY COMMITTEE**  
**MEETING**  
**February 2012**

**S.330 – REQUESTS FOR INFORMATION SERVED**

None

**ENFORCEMENT NOTICES SERVED (S188)**

1. 35 Willoughby Road N8 change of use to 8 flats
2. 88 Raleigh Road N8 loft conversion and creation of additional flat
3. 471 Green Lanes N4- erection of a first floor rear extension
4. rear of 578-580 Green Lanes N4- erection of a first floor front extension
5. 149 Perth Road N22- change of use of outbuilding to self-contained flat
6. 268 West Green Road N15 Change of use from Hotel to 25 self-contained flats

**BREACH OF CONDITION NOTICE SERVED**

None

**TEMPORARY STOP NOTICES SERVED**

None

**PLANNING CONTRAVENTION NOTICES SERVED**

1. 55 Arcadian Gardens N22           Change of use to flats
2. 12 Cranbrook Park N22           Change of use to flats
3. 32 Topsfield Parade N8           Erection of satellite dish

**SECTION 215 (Untidy Site) NOTICE SERVED**

None

**PROSECUTIONS SENT TO LEGAL**

None

**APPEAL DECISIONS**

1. 229 Hermitage Road N4- Change of use to 4 flats. ALLOWED
2. 50 Westbeech Road N15-Change of use to 2 flats DISMISSED
3. 91 Mount Pleasant Road N17 Change of use to HMO ALLOWED.

**PROSECUTION OUTCOMES**

2 Moorefield Road N17 Unauthorised change of use to flats £2000 fine £2073 costs

**CAUTIONS**

646 Green Lanes N8                   Erection of outbuilding. Costs of £870 paid.  
216 West Green Road N15           Change of use to 3 flats. Costs of £650 paid.  
181 Tower Gardens Road N17       Erection of satellite dish. Costs of £570 paid

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Haringey Council

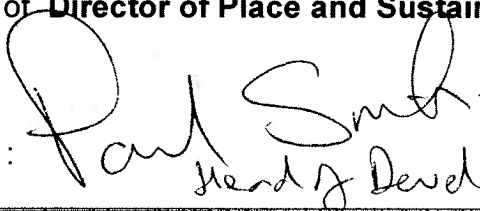
Agenda item:

**[No.]**

Regulatory Committee

On 12<sup>th</sup> April 2012Report Title. **Planning Enforcement Update- Year Report 2011-23<sup>rd</sup> March 2012**Report of **Director of Place and Sustainability**

Signed :


  
*Head of Development Management.*

Contact Officer : **Marc Dorfman, Assistant Director, Planning and Regeneration**  
**Telephone 020 8489 5538**

Wards(s) affected: **All**Report for: **Non-Key Decision****1. Purpose of the report**

- 1.1. To inform Members on Planning Enforcement's progress in maintaining service delivery 2011/12.

**2. State link(s) with Council Plan Priorities and actions and /or other Strategies:**

- 2.1. Enforcement of planning control plays a role in delivering policy objectives of the Council's Unitary Development Plan and the future Local Development Framework
- 2.2. The Council's Enforcement Strategy has an explicit objective to prevent unauthorised use and non permitted development and seek to reverse this by taking formal enforcement action when expedient to do so.

**3. Recommendation**

- 3.1. That member's note the performance for 2012/12 up to 23<sup>rd</sup> March 2012.

**4. Reason for recommendation**

4.1. Good progress continues with maintaining the number of open cases at a manageable level, which were 281 at 23<sup>rd</sup> March 2012. The first half of the year is quarter has seen a high degree of formal enforcement activity with 82 Enforcement Notices served and 43 Appeals against Enforcement Notices lodged

**5. Other options considered**

5.1. Not applicable

**6. Summary**

6.1. This report advises members on service performance for the first half of 2011/12 and the teams' incorporation into Development Management within the Planning regeneration and Economy Business Unit from 16 May 2011.

**7. Chief Financial Officer Comments**

7.1 Planning Enforcement now forms part of the Planning, Regeneration and Economy Business Unit within Place and Sustainability and the staffing budget for the posts in this team is £193,100. The costs of preparing this report have been contained within existing budgets.

**8. Head of Legal Services Comments**

8.1 The Head of Legal Services notes the contents of this report

**9. Equalities & Community Cohesion Comments**

9.1 There are no equalities, and community cohesion issues raised by this report as it updates members on Planning Enforcement's performance April-June 2011 inclusive.

## **10. Consultation**

10.1 The report identifies steps to consult service users.

## **11. Service Financial Comments**

11.1 The service will continue to ensure that Planning Enforcement remains within budget. The Team Currently has three Planning Officers and a Team Leader.

## **12. Use of appendices /Tables and photographs**

Appendix 1 - The number of open cases by the year received

Appendix 2 – 1.4.11-23.3.12 Performance indicators

Appendix 3 - 1.4.11-23.3.12 Outcomes of Planning Enforcement Closed Cases

Appendix 4 – Table showing planning enforcement prosecution & caution outcomes

## **13. Local Government (Access to Information) Act 1985**

13.1 Case files held by the Team Leader for Planning Enforcement

## **14. Planning Enforcement Performance**

- 14.1 Appendix 1 provides a table showing cases still open at 23<sup>rd</sup> March 2012 was 281. These include 205 cases received in 2011/12 which remain open. 76 live cases remain which were opened before 1<sup>st</sup> April 2011, approximately 27% of the live caseload
- 14.2 Appendix 2 deals with Planning Enforcement's performance indicators. Performance remains broadly consistent across the suite of indicators. There has been a slight decline in the proportion of cases resolved within 6 months. However this is largely explained by the resolution of a significant number of older cases which lies outside of the 6 month bracket and the recent concentration on formal enforcement action.
- 14.3 Customer feedback response remained very low and did not provide any real insight into general perception by service users. It is considered necessary to discuss with Service Management how the response rate could be improved going forward.
- 14.4 Appendix 3 is a table of closed cases for 2011/12 up to 23<sup>rd</sup> March 2012. Of the cases closed 54% were due to no breach, or those allowed under permitted development rights. Of the cases closed, only 6% was due to immunity from enforcement action.

- 14.5 In 18% of the cases closed, it was considered that enforcement action was not expedient, a figure which has been broadly consistent over the last two years and 20% were closed as a result of compliance, remediation or regularisation of the development including formal enforcement action maintaining the quarter figure.
- 14.6 Appendix 4 is a table of planning enforcement prosecution and caution outcomes. Good process through prosecution cases has been made. Up to 23<sup>rd</sup> March 2012, the total fines accrued for convictions were £54,400 and the total costs awarded to the Council was £10,404. Costs recovered by the Council when defendants accepted simple cautions in lieu of prosecution was £14,100.

**Appendix 1 – Table demonstrating Planning Enforcement Caseload**

<b>Year</b>	<b>No. cases opened for investigation</b>	<b>No. of cases remaining open</b>
2001/2002	401	0
2002/2003	782	0
2003/2004	881	0
<b>sub total 2001/2 - 2003/4</b>	<b>2064</b>	<b>0</b>
2004/2005	899	1
2005/2006	941	4
2006/2007	687	1
<b>sub total 2004/5- 2006/7</b>	<b>2527</b>	<b>6</b>
2007/2008	914	2
2008/2009	1052	15
<b>sub total 2007/8 - 2008/9</b>	<b>1976</b>	<b>17</b>
2009-2010	878	20
2010-2011	760	39
2011-2012 (up to 23.03.12)	743	205
<b>Total for all years</b>	<b>8951</b>	<b>281</b>

**Appendix 2 Table indicating Performance indicators for Planning Enforcement April-Sept 11**

Table of performance indicators			
Performance Indicator Number	Performance Indicator description	Performance Indicator target	Performance Output April March 2012
ENF PLAN 1	Successful resolution of a case after 8 weeks	40%	41% (269 from 659 cases closed)
ENF PLAN 3	Customer satisfaction with the service received	To be determined	10% of closed cases to be contacted by the service manager
ENF PLAN 4	Cases closed within target time of 6 months	80%	76% (504 out of 659 cases closed)
ENF PLAN 5	Cases acknowledged within 3 working days	90%	97% (661 out of 704 cases)
ENF PLAN 6	Planning Enforcement Initial site inspections 3, 10, 15 working days	90%	95% (411 from 431 cases initial visit within the time period)
Performance Indicator Number	Performance Indicator description	Performance output April – March 2012	
ENF PLAN 7	Number of Planning Contravention Notices served	112	
ENF PLAN 8	Number of Enforcement Notices Served	82 (inc 3 Breach of Condition Notices)	
ENF PLAN 9	Number of enforcement notices appealed	43	
ENF PLAN 10	Number of enforcement notices withdrawn by Council	6	
ENF PLAN 10a	Number of Enforcement Appeals Allowed	4 (26 determined 6 withdrawn 2 notices appealed withdrawn)	
ENF PLAN 10b	Number of Withdrawn Appeals	4	
ENF PLAN 10c	Number of Notices Appealed withdrawn	2	
ENF PLAN 11	Number of prosecutions for non-compliance with enforcement notice	15	
ENF PLAN 12	Number of Notices (Other) served	4 (S11 Notices under London LAs Act 1995)	



**Appendix 3 – Table showing Outcomes of Planning Enforcement Closed Cases April-September 11**

<b>Closure reason</b>	<b>Output April 2011-March 2012</b>
No breach/Permitted Development	373 (54%)
Not expedient	117 (18%)
Compliance/ Remediation/Regularisation	132 (20%)
Immune from enforcement action	39 (6%)
<b>Total</b>	661

**Appendix 4: Prosecutions and Outcomes April-Sept 11**

No	Client Department, address and Lead Officer)	Legislation (inc section) prosecution under	Breach Address	Latest Action
1	Fortune Gumbo	s179 TCPA 1990	31 Siward Road N17	Warrant Case. No progress
2	Myles Joyce	S179 TCPA 1990	646 Green Lanes	Hearing 1.2.12
3	Fortune Gumbo	S179 TCPA 1990	60 St Pauls Road n17	Hearing 1.2.12
4	<b>Abby Oloyede</b>	<b>S179 TCPA 1990</b>	<b>143-5 Philip Lane</b>	<b>Prosecuted and Convicted £1250 Fine £902 costs. Negotiation with Conservation and application submitted</b>
5	<b>Abby Oloyede</b>	<b>S179 TCPA 1990</b>	<b>2 Moorefield Road</b>	<b>Convicted and fined £2000 and £2073 cots</b>
6	Myles Joyce	S179 TCPA 1990	19 Warham Road	Compliance-Caution to be accepted 28.3.12
7	<i>Fortune Gumbo</i>	<i>S179 TCPA 1990</i>	<i>181 Tower Garden Road N17</i>	<i>Simple caution accepted and £570 costs paid</i>

8	<b>Fortune Gumbo</b>	<b>s181 TCPA 1990</b>	<b>13 Bounds Green Road</b>	<b>Found guilty-sentence deferred until 16<sup>th</sup> April</b>
9	<b>Myles Joyce</b>	<b>s179 TCPA 1990</b>	<b>13 Whitley Road</b>	<b>Trial 25.1.12 Found guilty and fined £5000x3 £2000 costs in total. Appeal lodged to be heard on 21<sup>st</sup> May 2012</b>
10	<i>Myles Joyce</i>	<i>s179 TCPA 1990</i>	<i>216 West Green Road</i>	<i>Complied simple caution accepted £650 costs paid</i>
11	<i>Myles Joyce</i>	<i>S179 TCPA 1990</i>	<i>646 Green Lanes</i>	<i>Complied. Simple caution and £890 costs paid</i>
12	<b>Fortune Gumbo</b>	<b>s179 TCPA 1990</b>	<b>38 Thackerary Avenue</b>	<b>Convicted and fined £15000 costs £645</b>
13	<b>Fortune Gumbo</b>	<b>s179 TCPA 1990</b>	<b>100 Myddleton Road</b>	<b>Prosecuted and Convicted</b>
14	<b>Fortune Gumbo</b>	<b>s179 TCPA 1990</b>	<b>25 Cumberton Road</b>	<b>Convicted and Fined £600 costs awarded</b>
15	Fortune Gumbo	s179 TCPA 1990	22 Cumberton Road	Warrant Case
16	<b>Myles Joyce</b>	<b>s179 TCPA 1990</b>	<b>2 Goodwyns Vale</b>	<b>Found guilty. Case in Crown Court for Confiscation under Proceeds of Crime Act. Matter listed in Wood Green Crown Court for final hearing on 2<sup>nd</sup></b>

				<b>July 2012.</b>
<b>17</b>	<b>Lorcan Lynch</b>	<b>s179 TCPA 1990</b>	<b>9 Heybourne Road</b>	<b>Pleaded of guilty. Case in Crown Court for Confiscation under Proceeds of Crime Act Hearing August 2012</b>
<b>18</b>	<b>Lorcan Lynch</b>	<b>s179 TCPA 1990</b>	<b>1 Bruce Castle Road</b>	<b>Found guilty Case in Crown Court for Confiscation under Proceeds of Crime Act. Hearing August 2012</b>
<b>19</b>	<b>Myles Joyce</b>	<b>s179 TCPA 1990</b>	<b>74 Umfreville Road</b>	<b>Compliance. Simple caution to be accepted 28<sup>th</sup> March 2012</b>
<b>20</b>	<b>Lorcan Lynch</b>	<b>s179 TCPA 1990</b>	<b>98 Hewitt Avenue</b>	<b>Already convicted. LBA for 2<sup>nd</sup> prosecution to be sent</b>
<b>21</b>	<b>Myles Joyce</b>	<b>s179 TCPA 1990</b>	<b>23 Hewitt Avenue</b>	<b>Convicted for 2<sup>nd</sup> time £8000 fine £11617 costs. Letter before action brought response and</b>

				<b>schedule of works for compliance June –August 2012</b>
				<b>Convicted 2<sup>nd</sup> time £8000 fine Letter before action brought response and schedule of works for compliance June –August 2012</b>
<b>22</b>	<b>Myles Joyce</b>	<b>s179 TCPA 1990</b>	<b>89 Burgoyne Road</b>	
23	<i>Myles Joyce</i>	<i>s179 TCPA 1990</i>	<i>180 Park Lane N17</i>	<i>Complied with</i>
24	<i>Myles Joyce</i>	<i>s179 TCPA 1990</i>	<i>22 Black Boy Lane</i>	<i>Caution Accepted October</i>
25	<i>Myles Joyce</i>	<i>s179 TCPA 1990</i>	<i>75 Hermitage Road</i>	<i>Caution Accepted Costs £2070 paid to Council for 5 and 6</i>
26	<i>Myles Joyce</i>	<i>s179 TCPA 1990</i>	<i>11 Burgoyne Road N4</i>	<i>Prosecution withdrawn</i>
27	<i>Lorcan Lynch</i>	<i>s179 TCPA 1990</i>	<i>8 Haringay Gardens</i>	<i>Compliance secured £2500 costs paid to Council</i>
28	<i>Myles Joyce</i>	<i>s179 TCPA 1990</i>	<i>101 Lealand Road N15</i>	<i>Prosecuted and Convicted in Crown Court. Conditional discharge</i>
29	<i>Fortune Gumbo</i>	<i>s179 TCPA 1990</i>	<i>rear of 110-118 Myddleton Road</i>	<i>Cautioned £1480 costs paid</i>

30	<i>Myles Joyce</i>	<i>s179 TCPA 1990</i>	<i>403 Lordship Lane</i>	<i>Prosecuted and Convicted £300 fine and £1500 costs. Notice complied with</i>
31	<i>Lorcan Lynch</i>	<i>s179 TCPA 1990</i>	<i>22 Gladesmore Road</i>	<b>Notice complied with after conviction</b>



**Haringey** Council

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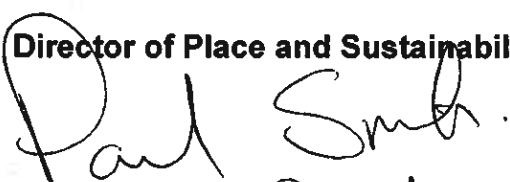
Agenda item:

**[No.]**

Regulatory Committee

On 12<sup>th</sup> April 2012Report Title. **Planning Appeals Update- Year Report 1<sup>st</sup> April 2011-23<sup>rd</sup> March 2012**Report of **Director of Place and Sustainability**

Signed :



*Paul Smith.*  
Head of Development Management.

Contact Officer : **Marc Dorfman, Assistant Director, Planning and Regeneration**  
Telephone **020 8489 5538**

Wards(s) affected: **All**Report for: **Non-Key Decision****1. Purpose of the report**

- 1.1. To update Members on the Planning Enforcement Appeals lodged between 1<sup>st</sup> April 2011 to 23<sup>rd</sup> March 2012.

**2. State link(s) with Council Plan Priorities and actions and /or other Strategies:**

- 2.1. The decisions made by the Planning Inspectorate play a vital role in justifying the Council's reasons to refuse planning permission, impose conditions attached to planning permissions, and reasons for issuing Enforcement Notices when applicants and interested parties exercise their right of appeal to the Secretary of State. The appeals process is administered by the Planning Inspectorate, an independent Central Government body which deal with appeals against the above decisions for all the local planning authorities in England and Wales.
- 2.2. The reasons to refuse planning permission, attach conditions to planning permission and issue Enforcement Notices must have close regard to the Council's adopted Unitary Development Plan and associated supplementary guidance and documents. Whilst "other

material planning considerations are important, close regard to the development plan is required by s55A of the Town and Country Planning Act 1990.

2.3. Consequently, the outcome of appeal decisions give to some extent a guide to the robustness of both the local planning authority's local planning policies and guidance and decision making processes on which they are based.

### **3. Recommendation**

3.1. That member's note the performance for 2011/12 from 1<sup>st</sup> April 2011 up to 23<sup>rd</sup> March 2012.

### **4. Reason for recommendation**

4.1. The administration of the appeals has fallen under the responsibility of the Development Management and Planning Enforcement service since July 2011, good progress continues with maintaining the high number of decisions upheld on appeal: of the 71 planning appeals determined, 16 were allowed and one appeal decision was split representing 23% of the appeals lodged. For Enforcement cases 43 appeals against enforcement notices were lodged with 4 allowed plus 2 Notices withdrawn due to appeals lodged against them meaning 83% of Notices were upheld by the appeal process.

### **5. Other options considered**

5.1. Not applicable

### **6. Summary**

6.1. This report advises members on appeal performance from 1<sup>st</sup> April 2011 to 23<sup>rd</sup> March 2012.

### **7. Chief Financial Officer Comments**

7.1 Not applicable

### **8. Head of Legal Services Comments**

8.1 The Head of Legal Services notes the contents of this report

### **9. Equalities & Community Cohesion Comments**

9.1 It is considered that there are no equalities, and community cohesion issues raised by this report.

**10. Consultation**

10.1 Not applicable

**11. Service Financial Comments**

11.1 The appeals are administered within the existing Development Management and Planning Enforcement budget with appeal responsibilities spread amongst Development Management and Planning Enforcement staff with administrative support. However where appeals are to be determined by public inquiry the assistance of Legal Services and when appropriate external legal counsel is required. A commitment to adequate preparations and clear well argued defence of the services planning and enforcement decisions service has minimised legal expenses and is reflected in the high degree of appeals 'won' by the local authority.

**12. Use of appendices /Tables and photographs**

- Table 1 – Overview of appeal decisions 2011-12
- Table 2- Breakdown of Planning Appeals 2011-12
- Table 3- Method of determination of appeals 2011-12

**13. Local Government (Access to Information) Act 1985**

13.1 The Appeals caseload is held by respective case officers on behalf of the Head of Development Management and Planning Enforcement Case files held by the Team Leader for Planning Enforcement. Information is also available from the Planning Inspectorate (PINS) and also via the Planning Portal.

**14. The Appeals Procedure: An Overview**

14.1 The right to appeal against decisions of the local planning authority are substantially set in sections 78 and 174 of the Town and Country Planning Act. The appeals to the Secretary of State are administered by the Planning Inspectorate (PINS). The regulations applied to appeals is contained within DoE Circular 05/00'Planning Appeals Procedure'

14.2 Section 78 of the Act confers on an individual the right to appeal to the Secretary of State where a local planning authority decide to:

- Refuse a planning application
  - Impose a condition on a grant of planning permission
  - Fail to determine a planning application or declare an application invalid
- 14.3 S174 of the Act provides for appeals against Enforcement Notices. However the right of appeal is limited to any person with an interest in the land or a relevant occupier, that is someone occupying the land at the time the Notice was issued.
- 14.4 There are seven grounds of appeal against an Enforcement Notice as follows:
- a) that planning permission ought to be granted for the planning breaches identified in the Notice
  - b) that the breach identified in the notice has not occurred
  - c) that the matters in the notice do not constitute a breach of planning control
  - d) that at the time the Notice was issued no enforcement action could be taken
  - e) that copies of the notice were not served as required by the Act
  - f) that the steps required to remedy the breach contained in the Notice are excessive
  - g) that the period specified in the notice to remedy the breach is unreasonably short
- 14.5 The first ground of appeal is in effect a planning appeal and consequently this requires a fee commensurate with the nature of the breach alleged in the Notice payable to both the local authority and the Planning Inspectorate.

#### **Time Limits for Appeals**

- 14.6 The time limit for lodging an appeal is 6 months after the date of a decision or the date of receipt of a non-determined planning application. However for 'fast-tracked' or householder appeals this is reduced to 12 weeks.
- 14.7 A further exception is where there is an enforcement notice on the land at the time the appeal was lodged, in this case the appellant only has 28 days to lodge their appeal. Failure to appeal on time may result in the appeal being rejected as out of time by PINS.
- 14.8 With regard to appeals against enforcement notices, the window for an appeal is between the date of issue of the Notice and the date it comes into effect. However service and/or receipt of a Notice may well be some time after the date of issue. Again failure to submit an appeal within the timescale may result in the appeal as being rejected out of time by PINS.

#### **Other Appeals**

- 14.9 There are other less common routes of appeal available with regard to Council decisions on applications for Lawful Development Certificates (LDCs), Applications for works to trees subject to a Tree Preservation Order (TPO), applications for conservation area consent (demolition in conservation area), appeals against Listed Building Enforcement Notices. These are tabled separately with regard to the appeals performance tables below.

## 15. Appeals Performance

- 15.1 Table 1 provides a table showing the appeals received and determined between in 2011-12 up to 23<sup>rd</sup> March 2012. The planning decisions upheld on appeal show that 56 of the 71 (80%) appeals determined were not successful.
- 15.2 With regard to Enforcement Appeals 87% of appeals did not succeed but two appeals were stopped by the local authority withdrawing the enforcement notices under appeal. Therefore overall 81% of Enforcement Notices subject to appeal were upheld by the Planning Inspectorate.

Table 1: Overview of Appeal decisions 2011-12

	<b>Planning Appeals</b>	<b>%</b>	<b>Planning Enforcement Appeals</b>	<b>%</b>
<b>Received</b>	96	100	43	100
<b>Determined</b>	71	100	32	100
<b>Dismissed</b>	52	73	22	68
<b>Allowed</b>	15 (+1 split decision)	22	4	13
<b>Withdrawn</b>	3	5	4	13
<b>Notice withdrawn</b>	Not applicable	n/a	2	6

- 15.3 Table 2 looks at planning appeals in more detail. Of those received 93% fit into either the planning or householder appeal categories. Only 7% fell into other categories such as appeals against Refusal of Conservation Area Consent (2%), Appeals against refusal to issue Lawful Development Certificates (3%) and only one appeal against refusal to grant works to a Tree subject to a Tree Preservation Order.
- 15.4 Of those appeals determined, the return amongst the householder appeals with 21 out of the 24 appeal dismissed is particular encouraging, as these 'fast tracked' appeals are not supported by the submission of an appeal statement, relying on a questionnaire and the relevant Planning Policies suggesting that the reasons for refusal and the policies quoted in support of these are roundly robust.
- 15.5 Also of interest is that no appeals against Lawful Development Certificates (LDCs) were allowed. The one LDC appeal withdrawn was run concurrently with an Enforcement Appeal issued due to the conversion of a house into flats. The appellants withdrew the appeal and agreed to comply with the enforcement notice within a reasonable timeframe avoiding further delay from an inquiry and awaiting the Inspector's decision letter.

**Table 2: Breakdown of Planning Appeals 2011-12**

	Planning Appeals	%	Householder Appeals	%	Conservation Appeals	%	LDC Appeals	%	Tree Appeals	%	Total
<b>Received</b>	64	67	26	27	2	2	3	3	1	1	100
<b>Determined</b>	40	56	24	34	2	3	4	6	1	1	100
<b>Dismissed</b>	26	65	21	88	1	50	3	75	1	100	n/a
<b>Allowed</b>	12	30	3	12	1	50	0	0	0	0	n/a
<b>Withdrawn</b>	2	5	0	0	0	0	1	25	0	0	n/a
<b>Total</b>	40	100	24	100	2	100	4	100	1	100	n/a

- 15.6 A dominant feature of appeals against enforcement notices was those lodged for conversions of properties into self-contained flats. Many of these appeals contained grounds of appeal arguing that the use was established and therefore 'immune' from enforcement action. As this usually requires the testing of evidence involving cross examination of witnesses under oath, these are normally determined by public inquiry although the appellant has the option of choosing the written representations procedure.
- 15.7 Of the 43 appeals lodged in 2011-12 against enforcement notices 10 were to be determined by public inquiry (this compares to 3 out of the planning appeals out of the 96 received). Of the 10 to be determined by public inquiry, one was changed to written representations with the withdrawal of the ground d route of appeal but another was changed to a public inquiry to allow property scrutiny of evidence and cross-examination of witnesses. However two of these appeals were withdrawn one enforcement notice was withdrawn stopping the appeal process. Of the remaining 5, four of these have been determined and four dismissed.

**Table 3: Method of determination of appeals 2011-12**

Appeals lodged	By Written Representations	By Hearing	By Public Inquiry	TOTAL
Planning	93		3	96
Enforcement	34	0	9	43
Appeals determined	By Written Representations	By Hearing	By Public Inquiry	TOTAL
Planning	68	1	2	96
Enforcement	25	0	7	32

### Costs Awarded in the Appeal Process

- 15.8 The award of costs and application for them is set out in the DCLG Circular 03/09 'Costs awarded in Appeals and Other Proceedings' Costs borne in the appeal process are expected to be met by the parties involved however, if behaviour is considered to be unreasonable then an application for costs may be made against a party by the other. The local authority involves the assistance of Legal Services and where appropriate external counsel for appeals determined by public inquiry.

- 15.9 With regard to determined appeals one award of costs has been made against a planning appeal. For enforcement appeals the Council has made successful costs applications for two appeals with cost applications pending with regard to 3 other appeals. With regard to costs applications being made against the local authority there are two pending, one against a notice withdrawn and another for an appeal where the public inquiry has been held but the decision letter has yet to be issued
- 15.10 Minimising costs awarded against the local authority is important as the costs of a public inquiry especially for major planning applications can be considerable.

**Conclusions**

- 15.11 The above report demonstrates very good appeal returns for the Council year 2011-12.

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